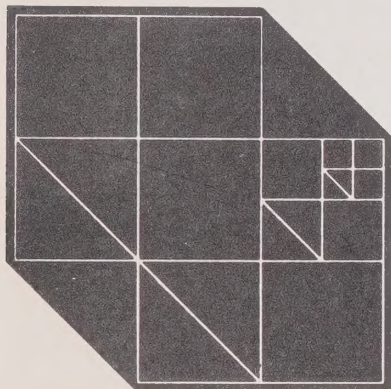


COUNTY OF LOS ANGELES GENERAL PLAN



technical supplement

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COUNTY OF LOS ANGELES

GENERAL PLAN

TECHNICAL SUPPLEMENT

On November 25, 1980, the Board of Supervisors unanimously adopted the technical supplements that are contained in this document as part of the County of Los Angeles General Plan.

NOVEMBER 1980

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TECHNICAL SUPPLEMENT

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TECHNICAL SUPPLEMENT A
GENERAL GOALS AND POLICIES CHAPTER

LIMITATIONS OF POPULATION
MEASUREMENT AND PROJECTIONS

TECHNICAL SUPPLEMENT A

LIMITATIONS OF POPULATION MEASUREMENT AND PROJECTIONS

Population projections and the ensuing projections of employment, housing and land use, can never be precise since existing techniques for both estimating current levels of growth and deriving a future level are imperfect. Projections for the General Plan were derived from three basic sources: current base or benchmark data; trend extrapolation based on assumptions; and policy input. The application of each of these inputs embodies uncertainties:

A. Benchmark Determination

Population projection efforts are initiated from a designated point in time or "benchmark", usually the most recent decennial census year.

Census Measurement Error

Large scale population census estimates are approximations of a true magnitude or level of growth since all such estimates are, by the nature of the process, characterized by an error.

The magnitude of the estimation error can be expressed in terms of a confidence interval (i.e., a range that probably contains the true magnitude). The smaller the error, the narrower the confidence interval range; conversely, the larger the error, the wider the confidence interval range.

The smallest error in large scale population estimates is about three percent and is associated with "exhaustive" sampling procedures used in the decennial census. The three percent figure is characterized by the U. S. Census Bureau

as a possible level of "undercounting" where, as in the 1970 census, forms were incorrectly completed, assigned to the wrong census tract, purposely not returned, or lost or destroyed in the mail.

Another type of error, quite different from the census undercount, is the past inability to enumerate the illegal alien or undocumented resident population. Undocumented aliens, by virtue of their illegal status, purposely avoid census enumeration. As a result, it has been impossible, as of 1980, to develop any statistically acceptable population estimate and projection.

Between Census Measures

Midway between the decennial censuses there are mid-term census counts that are based on very large samples, but which are nowhere near the size of the "exhaustive" sampling of the ten-year census. As a result, the mid-term census counts are more susceptible to error than the decennial census counts.

There are many agencies of government and organizations in the private sector that must take population estimates between census counts. Los Angeles County uses data on housing construction and occupancy, in addition to whatever special censuses are taken in individual cities, to update semi-annually the decennial census. Other agencies use the census estimates as baseline data and extrapolate from that base by weighting the effects of factors that tend to either increase or decrease population. These are: increase/decrease in live births; increase/decrease in longevity; and net migration (difference between in-migration and out-migration).

Between Census Measurement Error

Of all these factors, the increase or decrease in live births is measured with the greatest accuracy; there is the least

error associated with this measurement since most births are reported.

Each of these have measurement errors associated with them and these errors must be combined with the measurement error associated with the census base in making any estimate. Consequently, the range of the confidence interval gets larger as each adjustment to the estimate is made -- it does not matter that the errors may be compensating, the estimate can be no better than the combined error.

B. Trend Extrapolation

When projections are being made into the future, approaches are frequently employed such as: (1) straightline or logarithmic extrapolation, using past history as representative of the future; or, (2) a computation of increase producing factors or decrease producing factors.

This Plan utilized an approach that combined these approaches to develop the population projections. Trends incorporating the three variables (births, deaths and migration) were reviewed and assumptions were made as to the effect of each variable on the level of future growth.

The possibility of error exists because the effects of unforeseen changes affecting these variables cannot be measured (e.g., economic depression or extensive loss of life due to a natural disaster).

Births

The number of births per 1,000 women of childbearing age is increasing due to increases associated with subgroups (particularly Mexican-American), offsetting otherwise decreasing trends.

Deaths

The number of deaths per 1,000 people is decreasing due to better standards of living, health care, etc. resulting in a generally higher life expectancy.

MigrationInmigration Factors

- . Relative climate advantage
- . Climate-associated energy advantages
- . Attraction of life-style
- . Employment opportunities (relatively high)
- . Level of social services (relatively high)

Outmigration Factors

- . Transportation-associated energy disadvantages
- . Earthquake hazard
- . Smog
- . Unemployment trends (relatively high in selected industries)
- . Taxes (relatively high)
- . Housing costs (relatively high)

As each variable is taken into account, each has its own error of estimate and though the potential for error is unknown, it must be recognized when making projections into the future. Generally, there is a trade-off in taking any new factor into account -- one must weigh the increment in information provided against the error of estimate associated with that information.

C. Policy Inputs

The process of making projections involves making assumptions about the level, location, and characteristics of future population, housing, employment, land use, environment and infrastructure, based on an understanding of current conditions and past trends. Some conditions and trends are only

short term; some trends depend on local policies (such as zoning); and, some fall outside of local control (such as fertility rates). Although a policy may not always have a direct impact on a projection variable in terms of actually creating a decrease or increase in the future growth level, the execution or non-execution of various plan policies may impact the distribution or location of growth (See Table A-1 for an estimate of policy sensitivity). This Plan is predicated on natural population increase, i.e., a policy which neither promotes in-migration nor forces out-migration.

SUMMARY

Even when estimates are made based on "exhaustive" sampling techniques, there is attendant uncertainty. The further one moves in time from the "exhaustive" sample of a decennial census, the greater the susceptibility of error. And, when projections are made into the future, the error rate is greater still. The projections for Los Angeles County are susceptible to this type of error since the benchmark population used is based on Department estimates for 1975, a mid-census year. The projected level of population growth shown in the General Plan, therefore, should be viewed as a mid-point of a range of possible outcomes.

For these reasons, the Plan has been designed to provide ample flexibility to accommodate deviations from the projected population level. For example, surplus land is made available in both infill and urban expansion areas in order to ensure that unanticipated demand does not create a land shortage which drives up costs unnecessarily. Facility planning, such as for highways and sewers, generally should provide reasonable excess capacity since this is a much less costly alternative than replacing or expanding these systems after a relatively few years.

Finally, in recognition of the potential inadequacy of a long-range projection based on such unknowns, a monitoring system,

has been incorporated into the Implementation Chapter of the General Plan. The monitoring of population would involve both the continual updating of the population estimate as well as revision in both short range and long range projections. Any resultant changes in population would be reflected in the employment, housing, and land use projections.

TABLE A-1

SENSITIVITY OF POPULATION PROJECTION ASSUMPTIONS TO LOCAL CONTROL

	Sensitive to Local Policy	Moderately Sensitive to Local Policy	Not Sensitive to Local Policy
DEMOGRAPHIC ASSUMPTIONS			
Fertility Rates by Age			x
Survival Rates by Age			x
Net Migration - Military Related			x
Employment Related		x	
Group Quarters Population		x	
ECONOMIC ASSUMPTIONS			
Growth in U.S. Economy			x
Growth in California Economy			x
Income			x
Employment by Industry (e.g., Agriculture, Construction, Manufacturing, Trade, Services, Government)		x	
National Unemployment			x
Local Unemployment		x	
Labor Force Participation Rates			x
Commuting		x	
HOUSING ASSUMPTIONS			
Vacancy Rates		x	
Housing Units by Type	x		
Household Headship Rates			x
Recycling	x		
Residential Density	x		
Housing Condition		x	
LAND USE ASSUMPTIONS			
Land Use Mix	x		
Density/Intensity	x		
ENVIRONMENTAL CONSTRAINTS	x		

TECHNICAL SUPPLEMENT B
LAND USE ELEMENT

URBAN/NON-URBAN DESIGNATION

TECHNICAL SUPPLEMENT B

URBAN/NON-URBAN DESIGNATION

Within the policy framework established by the Plan, the urban/non-urban designation was based on five factors:

1. Availability of Urban Services

It is axiomatic that the relative availability of urban services should be one of the critical factors in determining which areas should received such services. Obviously, the more costly it is to extend urban services, the less justification there exists for encouraging urbanization. Thus, the Plan gives great weight to showing land parcels as urban where they either (a) are located in an incorporated area of the County, (b) already are served by basic urban infrastructure, or (c) can have services extended to them at relatively low cost.

2. Land Capability

The ability of land to sustain urban densities is a precondition to such designation. For example, land that is hazardous to build on is viewed as having more limited capacity for urbanization than non-hazardous land. The determination as to whether land is capable of sustaining urban densities is a function of (a) its natural characteristics -- e.g., slope, soil stability, fire susceptibility, etc.; and, (b) the ability of technology or site design to mitigate natural hazards or other adverse conditions.

3. Regional Resource Requirements

The preservation or conservation of an important regional resource may be a sufficient reason to discourage the urbanization of certain lands, despite other conditions which may justify urban use. Such resources may include agricultural land, coastal areas, scenic hillsides,

significant ecological areas and critical mineral resources, among others. In some cases, some urbanization may be compatible with the resource. In other cases, even low density rural development may effectively eliminate the present and potential value of the resource under consideration. Clearly, the type and design of the development being proposed, as well as the relative importance of less compatible alternative uses, will influence the urban/non-urban determination in areas with regional resources.

4. Local Preferences/Community Character

There are several factors at the community scale which are important to consider in allocating land to urban or non-urban use. Some localities have a strong desire to protect certain community characteristics which influence their life style. Thus, some communities wish to maintain a quasi-rural character despite their having urban-like densities.

In contrast, other communities may wish to maximize local growth opportunities and thus set aside large amounts of urban land for potential development in order to guard against the adverse price effects of a limited land supply. Clearly, local preferences have to be balanced against potentially competing regional interests, but they are nonetheless critical inputs into the urban/non-urban determination.

5. Socioeconomic Need

The present and anticipated demand for sites for housing, jobs, institutional uses, public facilities, and so forth, is obviously another essential consideration in designating land as urban or non-urban. On the one hand, designating too much land for urbanization may give rise to inefficient land use patterns -- a practice which undermines the very justification for making the urban/non-urban distinction in the first

place. On the other hand, designating too little land may cause a series of adverse impacts, including inflated land and housing prices, which will affect housing and employment opportunities.

TECHNICAL SUPPLEMENT C

HOUSING ELEMENT

HOUSING TECHNICAL SUPPLEMENTS

HOUSING TECHNICAL SUPPLEMENTS

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TECHNICAL SUPPLEMENT C-I

· STATEMENT OF HOUSING NEEDS - STATISTICAL SUPPLEMENT

Introduction

This statistical supplement contains two sections that respond to the statutory mandate to prepare a Los Angeles County Housing Element:

- A) Summary statement of specific housing needs*; and,
- B) Population and housing base data and trends supporting the statements of housing needs.

Summary of Specific Housing NeedsHousing Quantity

- Preserve existing housing stock to assist in meeting the projected demand for housing.
- Provide new construction in appropriate areas to assist in meeting the projected demand for housing.

Housing Quality

- Adequately maintain existing units.
- Rehabilitate or replace substandard housing.
- Encourage a secure and safe neighborhood environment.
- Provide adequate public facilities and services in residential neighborhoods.
- Protect neighborhoods from adverse environmental factors.

Housing Opportunity

- Expand opportunities for low- and moderate-income and minority households to secure adequate housing.
- Eliminate discrimination in marketing and financing of housing.
- Provide housing suitable for special needs groups.

*See Housing Element for complete discussion.

Housing Cost

- Ensure that adequate housing is affordable by all income groups.

Overview of Population and Housing Trends

The determination of existing and future housing needs is based largely upon the characteristics of the population. For example, income, family size and age have a direct relationship to the type, size, location and cost of housing. The most important determinant of general need, however, is the total number of people.

Los Angeles County experienced rapid population increases through the 1940s and 1950s, but encountered a decline in growth rate in the 1960s which is expected to continue. (Table C-I.1)

TABLE C-I.1
POPULATION GROWTH
LOS ANGELES COUNTY
1940 - 1978

<u>Year</u>	<u>Population</u>	<u>Numerical Increase</u>	<u>% Increase</u>
1940	2,785,643		
1950	4,151,687	1,366,044	49
1960	6,039,834	1,888,147	46
1970	7,041,980	1,002,146	17
1978	7,083,431	41,451	1

Sources: U.S. Bureau of the Census, Census of Population and Housing, 1940, 1950, 1960, 1970 (Revised); and, Los Angeles County Department of Regional Planning, "Quarterly Bulletin", No. 139, January 1, 1978,

Age Composition

Table C-I.2 identifies changes in age composition of the population between 1960 and 1970. Median age during this period declined from 31.5 years to 29.6 years. The greatest population increase occurred in the 20-34 age group.

TABLE C-I.2
LOS ANGELES COUNTY POPULATION/AGE COMPOSITION
1960 - 1970

Age	1960		1970		1960-1970 Increase		Percentage of Total Increase 1960 - 1970
	Number	%	Number	%	Number	%	
0 - 19	2,139,611	35	2,488,674	35	349,063	16	35
20 - 34	1,190,408	20	1,550,387	22	359,979	30	36
35 - 64	2,155,514	36	2,340,615	33	185,101	9	19
65+	553,238	9	652,399	9	99,161	18	10
TOTAL	6,038,771	100%	7,032,075	100%	993,304	16%	100%

Source: U.S. Bureau of the Census, Census of Population and Housing, 1960 and 1970.

Racial and Ethnic Composition

Between 1950 and 1970, the racial minority population in Los Angeles County grew more rapidly than the total population. The County's minority population increased from 13.5% in 1950 to 32.1% in 1970. The greatest increase occurred in the Spanish-American population. This group increased from 6.9% of the County population in 1950 to 17.5% in 1970. (Table C-I.3) A recent study by Michael Roof ("Angelenos on the Move") estimates 1974 minority population to be approximately 37%. Of the 1974 County population, it was estimated that the Mexican/Spanish origin population (White only) constituted 21%, the Black population 12% and Other Minorities (Asian and Pacific Island Peoples, American Indian and Mexican/Spanish origin 4% of the total.

TABLE C-I.3

POPULATION BY MAJOR ETHNIC GROUPINGS

LOS ANGELES COUNTY

1950, 1960, AND 1970

	April 1, 1950		April 1, 1960		April 1, 1970	
	Number	%	Number	%	Number	%
Total Population	4,151,687	100.0	6,038,771	100.0	7,032,075	100.0
Anglo-White	3,590,330	86.5	4,877,150	80.8	4,777,904	67.9
All Minorities	561,357	13.5	1,161,621	19.2	2,254,171	32.1
Spanish-Amer.White	287,614	6.9	576,716	9.6	1,228,595	17.5
Negro	217,881	5.2	461,546	7.6	762,844	10.9
Other Minorities	55,862	1.3	123,359	2.0	262,732	3.7

Source: U.S. Bureau of the Census, Census of Population and Housing, 1950, 1960 and 1970.

Housing Discrimination

Racial characteristics of the population are important considerations in terms of housing. Unequal opportunities in education, employment and housing have seriously restricted the quality of life for minority group members. Housing discrimination combined with lower income has led to segregation of minorities on an extensive scale. (See Figure C-I.1)

The largest private agency in the County concerned primarily with problems of discrimination in housing is the Fair Housing Congress of Southern California, an umbrella agency for fair housing groups. The most recent data from the Congress indicates that there were approximately 860 discrimination cases reported

throughout the County during fiscal year 1976-1977 and 1,475 cases during fiscal year 1977-1978. Racial discrimination was the most frequent complaint, with marital status discrimination running a close second. Marital status cases generally involve landlords who refuse to accept applications from single persons.

The U.S. Department of Housing and Urban Development sponsored a year long national survey that began in late 1976 to investigate discrimination in housing. The survey consisted of a check of 3,300 real estate and rental firms in 40 metropolitan areas, including the Los Angeles-Long Beach area. While blacks in the Los Angeles area are not as likely as those in most parts of the United States to encounter racial bias when they try to buy or rent housing, the survey results indicate that discrimination still exists to some extent in the local housing market. It should be noted that since 1975 the California Association of Realtors has attempted to address this problem through participation in the voluntary Affirmative Marketing Agreement with the Department of Housing and Urban Development. The voluntary affirmative marketing program includes extensive educational programs for realtors, salesmen and residents in the area of fair housing law, and encourages member realtors to give equal professional services to all persons.

Housing Cost Trends

The problems created by the dramatic rise in housing costs over the last several years are discussed at length in the Housing Element. The following two tables clearly illustrate the change in the cost components of new housing between 1970 and 1977, (Table C-I.4) and the cost of operating a home in Los Angeles in 1977 (Table C-I.5). The cost of financing the development of housing has experienced the greatest percentage increase since 1970. Interest rates rose sharply again in 1979.

TABLE C-I.4

CHANGE IN MEDIAN COST OF NEW SINGLE FAMILY DETACHED HOUSING

IN LOS ANGELES COUNTY

BY COST COMPONENT

1970 - 1977

<u>Cost Component</u>	<u>1970 Cost</u>	<u>1970 Percent Dist.</u>	<u>1977 Cost</u>	<u>1977 Percent Dist.</u>	<u>Percent Change 1970-77</u>
Construction					
Labor	\$ 6,560	20.9%	\$11,800	17.7%	79.9%
Materials	<u>11,020</u>	<u>35.1</u>	<u>19,800</u>	<u>29.8</u>	<u>79.7</u>
Total Construc- tion Cost	\$17,580	56.0	31,600	47.5	79.7
Improved Land	6,600	21.0	17,300	26.0	162.1
Financing	2,040	6.5	6,000	9.0	194.1
Overhead	1,570	5.0	3,325	5.0	111.8
Profit	2,200	7.0	4,975	7.5	126.1
Other	<u>1,410</u>	<u>4.5</u>	<u>3,300</u>	<u>5.0</u>	<u>134.0</u>
TOTAL COST	\$31,400	100.0%	\$66,500	100.0%	111.8%

Source: National Association of Home Builders, Compiled by Construction Industry Research Board, 1978.

TABLE C-I.5

MEDIAN EXPENDITURES FOR MONTHLY

HOUSING EXPENSES - 1977

Metropolitan Area	Mortgage Payment	Real Estate Tax	Hazard Insurance	Utility Cost	Total Monthly Expenses
San Francisco	\$445	\$ 99	\$ 20	\$ 50	\$614
Washington	388	85	14	91	578
Los Angeles	403	99	15	50	567
New York	291	111	25	70	497
Houston	291	48	26	74	439
Chicago	291	64	14	\$0	429
All U.S. metropolitan areas with populations of 1.5 million or more	\$299	\$ 70	\$ 13	\$ 60	\$442
All of the United States	\$273	\$ 54	\$ 13	\$ 60	\$400

Source: U. S. League of Savings Associations

TECHNICAL SUPPLEMENT C-II

HOUSING VACANCY RATES BY DENSITY TYPES -
1978 AND 2000

In recent years, the proportion of vacant units within the County's total housing stock has declined significantly. A moderate vacancy rate of about five percent is considered sufficient to provide adequate choice and opportunity. While the 1975 rate was about six percent, by 1977 the rate had dropped below five percent and in some areas of the County was well below three percent. By 1980, the estimated rate was below four percent. The projection of vacant housing units, which is included here (Table C-II.1), permits the calculation of average household size by area and housing type, and identifies those areas where the vacancy rate is likely to be unusually low or high.* The rate in medium and high density development is higher than in low density development in order to provide for the greater mobility needs among renters. Non-urban areas such as much of the North County, the Santa Monica Mountains and Channel Islands will also experience a higher vacancy rate due to the existence of second homes and a slower turn-over rate of housing, as compared to urbanized areas. Areas in deteriorating condition will also generally have higher vacancy rates due to abandonment and the unlivable condition of some of the housing. These projections are based upon trends in vacancy rates, as modified by anticipated construction and demolition, and by projected deterioration rates.

*Long-term projections of vacancy rates are subject to considerable uncertainty, and thus are of questionable value. They are included here primarily to satisfy State requirements for housing elements.

TABLE C-II.1

HOUSING VACANCY RATES BY DENSITY TYPE*
YEAR 2000

Planning Area/ Density Type	Total Housing Units	1978		Total Housing Units	2000	
		Vacant			Vacant	
		Housing Units: Number	Percent		Housing Units: Number	Percent
<u>San Fernando</u>						
Low	186,279			197,700	5,800	3
Med./High	95,606			128,100	6,500	5
Total	281,885	6,962	2.5	325,800	12,300	4
<u>Burbank/Glendale</u>						
Low	146,220			141,000	5,600	4
Med./High	86,749			112,300	7,400	7
Total	232,969	6,491	2.8	253,300	13,000	5
<u>West San Gabriel Valley</u>						
Low	187,770			184,700	7,700	4
Med./High	62,550			91,000	6,200	7
Total	250,320	8,911	3.6	275,700	13,900	5
<u>East San Gabriel Valley</u>						
Low	165,934			190,600	6,100	3
Med./High	33,166			63,800	3,200	5
Total	199,100	4,926	2.5	254,400	9,300	4
<u>Malilbu/Santa Monica Mtns.</u>						
Low	15,222			24,800	1,400	6
Med./High	2,966			5,900	800	9
Total	18,188	815	4.5	30,700	2,200	7
<u>West</u>						
Low	78,313			73,900	2,400	3
Med./High	113,688			149,400	8,300	6
Total	192,001	5,755	3.0	223,300	10,700	5
<u>Central</u>						
Low	250,144			238,400	9,500	5
Med./High	320,827			391,600	24,900	7
Total	570,971	30,602	5.4	630,000	34,400	6

*See Housing Element for additional projections. Vacancy rates for 1978 are not available by density type.

TABLE C-II.1 (continued)

	1978			2000		
	Total Housing Units	Vacant Housing Units:		Total Housing Units	Vacant Housing Units:	
		Number	Percent		Number	Percent
<u>East Central</u>						
Low	157,091			149,100	7,200	5
Med./High	57,202			90,200	6,700	8
Total	214,293	11,355	5.3	239,300	13,900	6
<u>Southeast</u>						
Low	159,761			160,500	5,200	3
Med./High	42,464			67,200	3,300	5
Total	202,225	4,499	2.2	227,700	8,500	4
<u>South</u>						
Low	163,129			162,600	7,700	5
Med./High	94,081			123,600	9,100	7
Total	257,210	12,208	4.8	286,200	16,800	6
<u>Southwest</u>						
Low	178,457			179,700	6,200	3
Med./High	100,383			129,900	7,100	5
Total	278,840	10,685	3.8	309,600	13,300	4
<u>Santa Clarita Valley</u>						
Low	19,171			44,300	2,100	5
Med./High	2,561			13,600	1,400	10
Total	21,732	556	2.6	57,900	3,500	6
<u>Antelope Valley</u>						
Low	32,528			64,700	5,200	7
Med./High	3,272			13,200	2,100	11
Total	35,848	3,298	9.2	77,900	7,300	8
<u>Channel Islands</u>						
Low	862			1,300	400	30
Med./High	546			500	200	30
Total	1,408	561	39.8	1,800	600	30
<u>Los Angeles County</u>						
Low	1,740,881			1,813,300	72,500	4
Med./High	1,016,061			1,380,300	87,200	6
Total	2,756,942	107,624	3.9	3,193,600	159,700	5

TECHNICAL SUPPLEMENT C-III

1985 POLICY DISTRIBUTION OF HOUSING FOR LOWER INCOME
HOUSEHOLDS NEEDING ASSISTANCE
METHODOLOGYIntroduction and Purpose

The recommended distribution of housing for lower income households needing assistance* for 1985 was developed in order to encourage significant progress towards the goal of expanding housing opportunities for lower income persons by 1985 in a manner equitable to all communities. The distribution ensures a wide range of choice in housing type, cost, location and ownership options with access to employment opportunities and an adequate delivery of quality community services.

The distribution serves two purposes: (1) to provide quantitative goals for lower income housing units to be met by 1985 for each planning area of the County, particularly the unincorporated portions; and, (2) to provide a distribution plan for the types of assistance required to meet the identified needs in each planning area. The quantitative goals have been presented in Table 4.8 of the Housing Element, "1985 Policy Distribution of Housing for Lower Income Households Needing Assistance". The distribution plan is presented here in Tables C-III.1 and C-III.2 and is intended as an implementation tool to expand housing opportunities. It can be used to allocate the total amount of housing assistance received in the County to geographic areas, to meet specific needs.

* Lower income households needing assistance are those lower income households which are paying more than 25% of their gross income for housing and/or living in inadequate housing.

While the focus of the distribution policy is on deconcentrating and equitably distributing lower income housing opportunities, phased implementation of this policy is essential. During the earlier years it is appropriate to locate a portion of new lower income housing in existing lower income areas with high need in order to provide decent housing without causing serious displacement problems. Deconcentration, as guided by the distribution policy, should be accommodated at every opportunity, however.

The 1985 goal is intended to be medium ranged and reflective of the feasibility of meeting lower income housing needs. These goals should be revised every three years to recognize the changes in subsidy funds, and changes in the general development conditions of each planning area.

The distribution policies set forth here do not constitute the sole solution to the housing problems of lower income households needing assistance. However, they form the cornerstone for a comprehensive program when coupled with other policies to encourage an increase in the supply of lower income housing and to promote maintenance and rehabilitation of the existing stock.

I. Discussion of Policy Distribution of Housing for Lower Income Households Needing Assistance

The projected number of housing units for lower income households needing assistance in 1985 for Los Angeles County is 514,200. This estimate is based upon three major assumptions: (1) that the proportion of 1985 units for lower income households needing assistance will not vary to any significant degree from the 1976 proportion; (2) that corrective activities (e.g., subsidies, new construction and building incentives) or resources directed at meeting the need will not significantly change the proportionate share of the available lower income dwelling units in existence

in 1976; and (3) that the ratio of lower income households to total households in 1985 will remain the same as in 1976. It is projected that the need between 1976 and 1985 will increase in direct proportion to household growth, resulting in an even higher concentration of need in existing high need areas. The total number of lower income households requiring assistance in 1985 (514,200) will constitute over 45% of the projected total number of lower income households (1,139,200).

A. Countywide Need

1. 1985 Lower Income Households Needing Assistance, or Unadjusted Need Identification

The largest proportion of the County's Unadjusted Need* falls into the Central planning area which also contains the largest proportions of total households and lower income households. It is assumed that increases in unadjusted need will occur where household growth occurs. Because much of the growth will occur in the unincorporated portions of each planning area (where potential growth opportunities exist), the larger increases in unadjusted need will naturally also be in those areas. However, the greatest need will still exist in the incorporated portions of each planning area where there are already large concentrations of households, population and employment. Thus, while an area such as Malibu/Santa Monica Mountains is expected to have an increase in households in the unincorporated area by over 40% and an accompanying increase by the same proportion in unadjusted need, the greatest need for assistance will still be in the incorporated portion of the Central planning area due to the existing high number of units needed in this area.

*Unadjusted Need - Need which has not been adjusted by a fair share factor, which ensures a more equitable distribution of housing of all types and prices.

2. 1985 Policy Distribution of Housing for Lower Income Households Needing Assistance, or Adjusted Need

The 1985 adjusted need results from a policy redistribution of the projected 1985 unadjusted need on the basis of need, suitability and equity. The measures associated with each of these criteria are 1985 projected employment (need), land availability (suitability), and existing subsidized units (equity).

B. The Adjusted Need in the Unincorporated Portions of the County

The adjusted need in the unincorporated County areas in 1985 constitutes 16.0% (82,200 households requiring assistance) of the total County need. During the 1976-85 period, the same assumptions used to derive countywide estimates apply here also. It has been assumed that the proportion of need in the unincorporated areas will not differ significantly from that which existed in 1976.

As shown in Table C-III.1 a significant proportion of the need will have to be met in the East San Gabriel Valley planning area where two factors -- land availability and lack of subsidized units -- are a major influence. This area will also be experiencing a greater than County average growth in households and population, resulting in a potentially greater number of opportunities for assisting households in need, whether through existing units or new construction. In absolute terms, however, the need in the unincorporated East San Gabriel Valley is a mere 3% of the total County need.

The main purpose of this attempt to identify need in the unincorporated areas of the County is to alert the County to its responsibility within its jurisdictional areas and to provide goals for addressing this need.

TABLE C-III.1

1985 POLICY DISTRIBUTION OF LOWER INCOME HOUSEHOLDS NEEDING
ASSISTANCE (ADJUSTED NEED) BY CATEGORY WITHIN INCORPORATED/
UNINCORPORATED PORTIONS OF EACH PLANNING AREAS

Planning Area		Lg. Family	Elderly	Handicapped	Sm. Family and Other Singles (Other)	1985 Adjusted Need
San Fernando	I	7600	22,600	3800	18,400	52,400
	U	500	2000	500	-3000	0
	T	8100	24,600	4300	15,400	52,400
Burbank/ Glendale	I	3400	15,000	2700	22,200	43,300
	U	0	0	0	1100	1100
	T	3400	15,000	2700	23,300	44,400
West San Gabriel Valley	I	5300	14,900	3000	14,500	37,700
	U	500	3600	800	4300	9200
	T	5800	18,500	3800	18,800	46,900
East San Gabriel Valley	I	8400	17,300	3600	5500	34,800
	U	2800	4000	900	7900	15,600
	T	11,200	21,300	4500	13,400	50,400
Malibu/ Santa Monica	I	0	0	0	0	0
	U	100	900	200	1100	2300
	T	100	900	200	1100	2300
West	I	2300	19,100	3200	16,800	41,400
	U	0	0	0	0	0
	T	2300	19,100	3200	16,800	41,400
Central	I	14,000	58,200	10,000	11,800	94,000
	U	1900	6500	1500	3900	13,800
	T	15,900	64,700	11,500	15,700	107,800

Note: I = Incorporated
U = Unincorporated
T = Total

TABLE C-III.1 (Continued)

Planning Area		Lg. Family	Elderly	Handicapped	Sm. Family and Other Singles	1985 Adjusted Need
East	I	5500	8200	1800	3000	18,500
Central	U	1100	1700	400	3300	6500
	T	6600	9900	2200	6300	25,000
Southeast	I	6300	9300	2400	12,800	30,800
	U	1700	2600	600	7200	12,100
	T	8000	11,900	3000	20,000	42,900
South	I	6800	20,800	3600	8200	39,400
	U	200	100	*	700	1000
	T	7000	20,900	3600	8900	40,400
Southwest	I	3300	13,500	3000	19,200	39,000
	U	1300	2100	500	4500	8400
	T	4600	15,600	3500	23,700	47,400
Santa	I	0	0	0	0	0
Clarita	U	700	2000	400	3100	6200
Valley	T	700	2000	400	3100	6200
Antelope	I	100	300	*	200	600
Valley	U	800	2100	600	2500	6000
	T	900	2400	600	2700	6600
Channel	I	0	100	0	0	100
Islands	U	0	0	0	0	0
	T	0	100	0	0	100
L. A.	I	63,000	199,300	37,100	132,600	432,000
County	U	11,600	27,600	6400	36,600	82,200
	T	74,600	226,900	43,500	169,200	514,200

*Less than 100 households.

Note: I = Incorporated

U = Unincorporated

T = Total

Source: Los Angeles Department of Regional Planning

TABLE C-III.2

1985 PERCENTAGE DISTRIBUTION OF NEEDS BY CATEGORY

Planning Area	Large Family		Elderly		Handicapped		Other	
	I	U	I	U	I	U	I	U
San Fernando	12.1%	4.3%	11.3%	7.2%	10.2%	7.8%	13.9%	-8.2%
Burbank/Glendale	5.4	0	7.5	0	7.3	0	16.7	3.0
West San Gabriel Valley	8.4	4.3	7.5	13.0	8.1	12.5	10.9	11.7
East San Gabriel Valley	13.3	24.1	8.7	14.5	9.7	14.1	4.1	21.6
Malibu/Santa Monica Mountains	0	.9	0	3.3	0	3.1	0	3.0
West	3.7	0	9.6	0	8.6	0	12.7	0
Central	22.2	16.4	29.2	23.6	27.0	23.4	8.9	10.7
East Central	8.7	9.5	4.1	6.2	4.9	6.2	2.3	9.0
Southeast	10.0	14.7	4.7	9.4	6.5	9.4	9.7	19.7
South	10.8	1.7	10.4	.4	9.7	*	6.2	1.9
Southwest	5.2	11.2	6.8	7.6	8.1	7.8	14.5	12.3
Santa Clarita Valley	0	6.0	0	7.2	0	6.2	0	8.5
Antelope Valley	.2	6.9	.2	7.6	*	9.4	.1	6.8
Channel Islands	0	0	*	0	0	0	0	0
Los Angeles County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

NOTE: I = Incorporated
U = Unincorporated

*Less than 0.1%

Source: Los Angeles Department of Regional Planning

TABLE C-III.3

1985 PERCENTAGE DISTRIBUTION OF LOWER INCOME
HOUSEHOLDS NEEDING ASSISTANCE IN LOS ANGELES COUNTY
(WITH CATEGORICAL NEEDS IDENTIFIED)

<u>Planning Area</u>	Distribution of Lower Income Households Needing Assistance						
	<u>All Households</u>	<u>Lower Income Households</u>	<u>Lower Income Households Needing Assistance</u>	Those Lower Income Households Needing Assistance Which Are:			
				<u>Large Family</u>	<u>Elderly</u>	<u>Handi- capped</u>	<u>Sm. Fam. & Other Singles</u>
San Fernando	10.5%	7.8%	10.2%	10.9%	10.8%	9.9%	9.1
Burbank/Glendale	8.4	8.2	8.6	4.6	6.6	6.2	13.8
West San Gabriel	9.0	8.5	9.1	7.8	8.2	8.7	11.1
East San Gabriel	7.6	6.1	9.8	15.0	9.4	10.3	7.9
Malibu/Santa Monica Mountains	.8	.4	.4	.1	.4	.5	.7
West	7.0	7.0	8.1	3.1	8.4	7.4	9.9
Central	20.1	25.6	21.0	21.3	28.5	26.4	9.3
East Central	7.6	10.7	4.9	8.8	4.4	5.1	3.7
Southeast	7.3	5.8	8.3	10.7	5.2	6.9	11.8
South	9.1	9.1	7.9	9.4	9.2	8.3	5.3
Southwest	10.1	8.4	9.2	6.2	6.9	8.0	14.0
Santa Clarita Valley	1.2	.9	1.2	.9	.9	.9	1.8
Antelope Valley	1.4	1.4	1.3	1.2	1.2	1.4	1.6
Channel Islands	*	*	*	*	*	*	*
Los Angeles County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* Less than .1%.

TABLE C-III.4

1985 PERCENTAGE DISTRIBUTION OF LOWER INCOME
HOUSEHOLDS NEEDING ASSISTANCE BY CATEGORY
WITHIN EACH PLANNING AREA

<u>Planning Area</u>	Recommended Distribution of Lower Income Households Needing Assistance	Those Lower Income Households Needing Assistance Which Are:			
		<u>Large Family</u>	<u>Elderly</u>	<u>Handicapped</u>	<u>Sm. Fam. & Other Singles</u>
San Fernando	100%	15.5%	46.9%	8.2%	29.4%
Burbank/Glendale	100	7.6	33.8	6.1	52.5
West San Gabriel	100	12.4	39.4	8.1	40.1
East San Gabriel	100	22.2	42.3	8.9	26.6
Malibu/Santa Monica Mountains	100	4.4	39.1	8.7	47.8
West	100	5.6	46.1	7.7	40.6
Central	100	14.7	60.0	10.7	14.6
East Central	100	26.4	39.6	8.8	25.2
Southeast	100	18.7	27.7	7.0	46.6
South	100	17.3	51.7	8.9	22.1
Southwest	100	9.7	32.9	7.4	50.0
Santa Clarita Valley	100	11.3	32.3	6.5	50.0
Antelope Valley	100	13.6	36.4	9.1	40.9
Channel Islands	100	0	100.0	0	0
Los Angeles County	100%	14.5%	44.1%	8.5%	32.9%

II. General Methodology

The policy distribution of housing for lower income households needing assistance involves two basic steps: (1) determination of 1985 Lower Income Households Needing Assistance - or Unadjusted Need; and (2) determination of the 1985 Policy Distribution of Housing for Lower Income Households Needing Assistance - or Adjusted Need.

A. Estimate of 1985 Unadjusted Need

1. Determine percentage of lower income households needing assistance in each planning area: Multiply 1985 households by 1976 percent of lower income households needing assistance - 1985 lower income households needing assistance, or unadjusted need; Incorporated/Unincorporated (I/U) are split based upon 1976 Southern California Association of Government's Regional Housing Allocation Modes (RHAM). Modify numbers so that difference between total and 514,200 is proportionately distributed.

Assumptions:

- a. The ratio of 1985 Lower Income Households needing assistance to total 1985 households is the same as that of 1976 lower income households needing assistance to total 1976 households.
- b. Increases in unadjusted need will grow where household growth occurs and the I/U split for 1985 will be basically the same as the 1976 I/U split.
- c. Household growth is based on population projections for 1985. The 1985 residency factor for the planning

area and the vacancy rates applied to subsequent 1985 housing units are straight line projections.

Method

- a. Identify the number of 1976 Households in each planning area (Source: Population Research Worksheets; I/U split also based on this data).
- b. Take 1976 Unadjusted Need or Lower Income Households Needing Assistance as a percentage of 1976 Households (I/U split based on data from April 1977 Southern California Association of Governments' Regional Housing Allocation Model; 1975 Southern California Association of Governments Housing Needs Analysis sheets used to allocate L.A. City and unincorporated L.A. County totals into planning areas).
- c. Apply the above percentage to 1985 Households to determine 1985 unadjusted need for each I/U portion of planning area.

Derive 1985 households:

- (1) Apply 2/5 of 1975-2000 change in Residency Factor* to 1975 Residency Factor to obtain 1985 Residency Factor.
- (2) Apply 1985 Residency Factor to 1985 population to obtain 1985 housing units.
- (3) Apply 1985 Vacancy Rate for planning area to 1985 Housing Units to arrive at 1985 Households

*Residency Factor: Total population divided by total housing units.

(I/U). (Vacancy Rate for 1985 is based on 2/5 of change in vacancy rate between 1975 and 2000).

B. To Determine 1985 Policy Distribution of Housing for Lower Income Households Needing Assistance or 1985 Adjusted Need

In concert with the County's policy on focused growth and a general evaluation of an area's suitability in providing an adequate living environment for lower income households, the non-urban County areas (Santa Clarita Valley, Antelope Valley, Malibu/Santa Monica Mountains and Channel Islands) were treated separately in determining their fair share. This may appear to be in contradiction with one of the purposes of the distribution -- the deconcentration of lower income households. However, each of these planning areas was allocated its portion of the households needing assistance based realistically upon both need and suitability considerations. Therefore, the distribution does not promote wholesale shifting of people to unsuitable areas.

Total unadjusted need for the non-urban area = 11,700 lower income households needing assistance; urban area = 502,500 lower income households needing assistance.

Specifically, the "fair share" adjustment was made by applying the composite average of three factors (1985 retail and service jobs, 1974 land availability and 1976 subsidized units) to take into consideration need, suitability and equity in the Los Angeles County area. The composite average for each planning area was applied to the total urban/non-urban unadjusted need totals to redistribute this projected need so that opportunities for housing for lower income households could be expanded; this reflects the following:

- a) General Plan policy to concentrate growth in urban centers;
- b) The strong relationship between employment growth and household growth;
- c) Plan policy to make a range of housing available to match the range of employment in the urban centers; and,
- d) Plan policy to reduce air pollution and achieve air quality goals (the 1985 service and retail jobs factor was weighted 1.5 times more than either the 1974 land availability or 1976 subsidized units factors).

The first factor -- 1985 retail and service jobs -- was based on the employment projections for the General Plan (see the Economic Development Element). Data for the second factor -- 1974 land availability -- was derived from a survey of developable residential land conducted by the Department of Regional Planning. This factor is significant in that the supply of housing for lower income households can only be increased through new construction. Although it was not a part of the survey, it is recognized that some areas of the urban area have an additional capacity for new housing through revitalization. Rehabilitation should emphasize upgrading the quality of the existing housing stock while maintaining its affordability. As part of the process, additional housing can be developed through appropriate density designation increases or where existing residential developments are replaced by those with higher densities.

The third component of the weighted composite average is Subsidized Units. This factor is used to avoid the concentration of subsidized housing to prevent one area from becoming overly responsible for the provision of lower income housing units. Information on subsidized units in Los Angeles County was obtained from SCAG's May 1977 Inventory of Subsidized Units. The inverse of each planning area's total was used to indicate the capacity for a greater number of subsidized units based on the equity consideration. Because the number of subsidized units in the County is so small in contrast to the existing need, its existence in any particular planning area should not have an overriding influence on an area's responsibility for its share of the overall need.

TABLE C-III.5

COMPARISON OF 1985 UNADJUSTED AND ADJUSTED NEED

Planning Area		1985 Unadjusted Need	% Split Based On Unadjusted Need (4/77 RHAM)	1985 Adjusted Need	% Split Based On Adjusted Need (4/77 RHAM)	1985 Adjustment	1985 Adjusted Need in Uninc. Area % Distrib.
San Fernando	I	58,200	100.0	52,400	100.0	-5800	
	U	0	0	0	0	0	0
	T	58,200		52,400		-5800	
Burbank/ Glendale	I	35,700	97.0	43,300	97.5	7600	
	U	1100	3.0	1100	2.5	0	1.3
	T	36,800		44,400		7600	
West San Gabriel Valley	I	33,100	80.3	37,700	80.3	4600	
	U	8100	19.7	9200	19.7	1100	11.2
	T	41,200		46,900		5700	
East San Gabriel Valley	I	20,900	60.8	34,800	69.0	13,900	
	U	13,500	39.2	15,600	31.0	2100	19.0
	T	34,400		50,400		16,000	
Malibu/ Santa Monica	I	0	0	0	1.9	0	
	U	3200	100.0	2300	98.1	-900	2.8
	T	3200		2300		-900	
West	I	35,100	100.0	41,400	100.0	6300	
	U	0	0	0	0	0	0
	T	35,100		41,400		6300	
Central	I	98,700	85.8	94,000	87.2	-4700	
	U	16,300	14.2	13,800	12.8	-2500	16.8
	T	115,000		107,800		-7200	

NOTE: I = Incorporated portion of planning area.
 U = Unincorporated portion of planning area.
 T = Total

TABLE C-III.5 (Continued)

Planning Area		1985 Unadjusted Need	% Split Based On Unadjusted Need (4/77 RHAM)	1985 Adjusted Need	% Split Based On Adjusted Need (4/77 RHAM)	1985 Adjustment	1985 Adjusted- Need in Uninc. Area % Distrib..
East Central	I	39,200	74.4	18,500	74.0	-20,700	
	U	13,500	25.6	6,500	26.0	-7770	7.9
	T	52,700		25,000		-27,700	
Southeast	I	23,300	71.9	30,800	79.1	7500	
	U	9100	28.1	12,100	20.9	3000	14.7
	T	32,400		42,900		10,500	
South	I	49,200	97.0	39,400	97.5	-9800	
	U	1500	3.0	1000	2.5	-500	1.2
	T	50,700		40,400		-10,300	
Southwest	I	32,300	76.0	39,000	82.3	6700	
	U	10,200	24.0	8400	17.7	-1800	10.2
	T	42,500		47,400		4900	
Santa Clarita Valley	I	0	0	0	0	0	
	U	5500	100.0	6200	100.0	700	7.5
	T	5500		6200		700	
Antelope Valley	I	3300	52.4	600	8.4	-2700	
	U	3000	47.6	6000	91.6	3000	7.3
	T	6300		6600		300	
Channel Islands	I	200	100.0	100	100.0	-100	
	U	0	0	0	0	0	0
	T	200		100		-100	
L. A. County	I	429,200	83.5	432,000	84.0	2800	
	U	85,000	16.5	82,200	16.0	-2800	100.0%
	T	514,200		514,200		0	

TABLE C-III.6

MEASURES USED IN DETERMINING COMPOSITE AVERAGE

Part A: Urban Los Angeles County

<u>Planning Area</u>	<u>1985 Retail and Service Jobs</u>	<u>1974 Land Availability</u>	<u>Subsidized Units (Inverse of Plan- ning Area Total)</u>	<u>Weighted Composite Average</u>
San Fernando	9.0%	20.0%	7.3%	10.5%
Burbank/Glendale	8.8	9.2	9.1	8.9
West San Gabriel	9.3	6.6	12.7	9.4
East San Gabriel	5.9	20.6	16.4	10.1
West	10.0	2.4	7.3	8.3
Central	28.4	10.4	5.4	21.6
East Central	5.5	4.5	3.6	5.0
Southeast	5.7	8.6	20.0	8.6
South	8.9	5.5	7.3	8.1
Southwest	8.5	12.2	10.9	9.5
TOTAL	100.0%	100.0%	100.0%	100.0%

Part B: Non-Urban Los Angeles County (1)

Malibu/Santa Monica Mountains	18.6%	18.7%	0 %	16.4%
Santa Clarita Valley	32.9	5.7	70.5	35.7
Antelope Valley	47.1	75.6	6.3	47.2
Channel Islands	1.4	*	23.2	.7
TOTAL	100.0%	100.0%	100.0%	100.0%

*Less than .1%

- (1) In determining the final non-urban County distribution, it was unreasonable to expect Channel Islands to assume more than 100 households needing assistance. This would constitute 12.5% of their 1985 total households. This precipitated a redistribution to arrive at the allocation indicated for these four areas in Table C-III.1.

Source: Los Angeles Department of Regional Planning, 1978

TABLE C-III.7

DATA BASE FOR MEASURES USED IN RECOMMENDED
DISTRIBUTION

<u>Planning Areas</u>	<u>1985 Retail and Service Jobs*</u>	<u>1974 Land Availability (Acres)</u>	<u>1977 Subsidized Units**</u>
San Fernando	115,500	2,900	7,100
Burbank/Glendale	112,700	1,300	4,800
West San Gabriel	119,100	1,000	3,600
East San Gabriel	75,800	3,000	2,100
Malibu/Santa Monica Mountains	5,200	200	0
West	127,700	400	4,200
Central	364,500	1,500	22,100
East Central	70,500	700	9,200
Southeast	72,500	1,300	1,700
South	113,900	800	6,700
Southwest	108,700	1,800	4,500
Santa Clarita Valley	9,200	100	***
Antelope Valley	13,200	900	400
Channel Islands	400	***	***
Los Angeles County	1,308,900	15,900	66,400

Source: *Los Angeles Department of Regional Planning, 1977

**Southern California Association of Governments, 1977; includes
following programs:

Section 8 Existing
 Section 8 New Construction
 Section 8 Rehabilitation
 Section 23 Existing
 Section 23 New Construction
 Section 23 Rehabilitation
 Section 202 with Section 8
 Section 221 Non Section 8
 Section 236
 Public Housing

***Less than 100

III. Discussion of Categorical Needs Within Each Planning Area

A. Introduction

To provide a more rational guide to decision making regarding the location of assisted units, the distribution has been detailed in four categories of need: large family, elderly, handicapped and other households. The allocation of housing assistance in the County should not meet only one need but a range of identified needs.

Tables C-III.1 and C-III.3 show the countywide distribution of categorical needs. It has been assumed that, because each planning area can accommodate some fluctuation in population (if only because of the size of the areas), the distribution of these needs would be similar to that of 1976. This was also the major assumption in developing Table C-III.4, which identifies the range of needs within each planning area. However, because the population is generally becoming older and the proportion of elderly households is expected to increase, the number of elderly households needing assistance is also projected to increase proportionately, thus constituting over 44 percent of the total households needing assistance. These needs will be met through utilization of existing units, rehabilitation and new construction, depending upon the types of subsidies available.

B. Methodology

It has been assumed that the rates of growth and change would be such that the proportion of categorical needs for 1985 would not differ significantly from those of 1976 in relation to the total adjusted need. Adjustments were made to accommodate the growth in households in each planning area. The allocation of categorical need into the incorporated and unincorporated portions of each planning area was based on data from the 1976 Southern California Association of Governments' Regional Housing Allocation Model.

C. Categorical Needs

The largest proportion of the County's need for large family, elderly and handicapped household assistance can be found in the Central planning area - the area with the largest concentration of households and anticipated population and employment in 1985. The concentration of "Other" households (those which do not fall into the large family, elderly or handicapped categories), however, does not follow the pattern. In fact, "Other" households in 1985 are largely located in five other planning areas - Southwest, Burbank/Glendale, Southeast, West San Gabriel Valley and West. As household size continues to decline gradually between 1976 and 1985 and a larger part of the County experiences significant increases in smaller households, there apparently will be a concomitant shift of smaller households away from the San Fernando, Central and East Central areas. The San Fernando and Central areas along with the East San Gabriel Valley area will house a larger proportion of the County's large family, elderly and handicapped households needing assistance in 1985. This seems to indicate that certain areas will retain their current characteristics of being family-oriented and/or poverty-concentrated.

It should be noted that the predicted significant declines in categorical needs in the East Central area are due largely to the area's overall decline in adjusted need, as discussed earlier.

D. Categorical Needs in Unincorporated County Areas

The largest proportion of the identified categorical needs will fall into the unincorporated portions of the two planning areas with the greatest growth potential - Central and East San Gabriel Valley. The greatest need for "large family" and "other" household assistance will fall into the East San Gabriel Valley area, while the greatest need for assistance to elderly and handicapped households will be found in the Central planning area.

On a broader perspective, the needs for "large family" and "other" household assistance in the unincorporated East San Gabriel Valley constitute only 3.8% and 4.7% of the total County need in each respective category; and elderly and handicapped needs constitute 1.8% and 2.1% of the total County need in each respective category. The handicapped will probably continue to concentrate in the Central area due to accessibility to transportation and a variety of services.

TECHNICAL SUPPLEMENT C-IV

STANDARDS FOR ADEQUATE HOUSING SITES

Land development standards contained in the Zoning and Subdivision Ordinances are the principal devices used to guide urban development into appropriate areas and to influence its form and arrangement. To ensure the expansion of housing opportunities, a range of housing types, sizes and prices can be encouraged through the implementation of the proposed set of residential density standards to supplement existing regulations as contained in the Land Use Element. Also identified in that Element are the physical capacity of the land to accommodate a range of residential development throughout the County, and a number of recommended zoning and subdivision ordinance modifications to allow for greater flexibility of use without sacrificing environmental protection or neighborhood identity.

Insofar as the particular emphasis of the Housing Element is on improving housing opportunities for low- and moderate-income households, there are major criteria to consider in selecting sites for expanding housing opportunities for this population group. These criteria are general principles that assume an ideal state. Their application should not be so rigid as to preclude low- and moderate-income residential development in an area that would suit the needs of a segment of this population. In evaluating the suitability of an individual site, every effort should be made to address those factors which make the site less than ideal. Expansion of housing opportunities for low- and moderate-income households cannot be assured without considering the accompanying tradeoffs.

Criteria for Low- and Moderate-Income Housing Locations

The following criteria should be utilized in identifying suitable sites for new low- and moderate-income housing:

1. The site should be compatible with existing community and land use plans. Adequate basic utilities and streets should be available to service the site.
2. The site should not be located where its residents would be subjected to high levels of environmental pollutants such as smog, dust, smoke, odors or noise.
3. Natural hazards (e.g. soil instability, seismic faults) should be avoided, and important natural resources protected.
4. The site should not be located in an area with a high proportion of low- and moderate-income residents unless sufficient, comparable opportunities are being developed for housing low- and moderate-income families outside such areas.
5. The site should not be located in an area where the project will cause a predominance of low- and moderate-income residents in that area.
6. To further encourage the dispersion of lower income housing, the site should not be large; if possible, this housing should be dispersed throughout the project with only a limited proportion of the units in a multiple unit development designated for low- and moderate-income families.
7. The site should permit an orderly, aesthetically pleasing arrangement of units whose design should be in harmony with adjacent residential development.
8. The site should be located where substandard dwellings or other undesirable elements do not predominate or where possibilities of future deterioration are minimal.

9. Public transportation or alternative transportation means should be within reasonable walking distance of the site. Educational, health, recreational and commercial facilities as well as employment opportunities providing a range of jobs for lower income workers should also be accessible by adequate public transportation or alternative transportation means.

Criteria for Elderly Housing Locations

Many of the criteria for low- and moderate-income housing apply to housing for the elderly. Housing for the elderly should provide a physical and social environment conducive to prolonging independent living for the elderly in comfort and safety. Such housing should address special needs resulting from a decline in physical and mental facilities of elderly persons.

The following site criteria apply specifically to new elderly housing location:

1. The site should be integrated into the total neighborhood to facilitate voluntary contact with people of other age groups, while allowing the opportunity for privacy and elderly-only contact when desired.
2. The site should be reasonably accessible to local commercial facilities (particularly grocery and drug stores, restaurants or cafeterias, and banks); human care and appropriate recreational facilities. The frequency of use should determine the reasonable distance of facilities.
3. The site and general area of the development should be relatively flat in order to ensure adequate mobility.
4. Central and individual dining facilities, public transit stop, laundry and medical facilities should ideally be provided on the site.

5. The site should not be located where residents would be subjected to such nuisance factors as excessive noise.
6. Physical barriers on and around housing sites, such as poor lighting and dangerous street crossings, should be avoided. However, measures to protect the elderly from these barriers should not result in isolating them from interaction with the surrounding environment.
7. Indoor and outdoor safety features such as ramps, railings, and easy-to-reach fixtures should be used throughout the development.
8. Special supportive services should be made available, i.e., homemaker service, shopping assistance, meal delivery, emergency and long-term medical care and inexpensive small or emergency home repairs service.
9. The location should provide opportunities for the elderly to maintain friendships or create new ones as well as pursue self-fulfilling activities.

TECHNICAL SUPPLEMENT C-V

CURRENT FEDERAL, STATE, COUNTY AND CITY HOUSING PROGRAMS

A. Overview of Major Housing Programs

A wide array of government programs and methods has been devised in attempting to relieve housing problems. Some programs have been directed toward increasing the supply and availability of housing. Others have been aimed at improving housing conditions, eliminating discrimination, or upgrading and maintaining neighborhood quality. The methods employed by these programs include mortgage insurance, interest and rent supplements, legislation prohibiting discrimination, enforcement of regulations and codes, tax exemptions, depreciation allowances, research support and construction of public housing.

The proliferation of these programs has been mainly due to the heavy involvement of the federal government in the field of housing. This dominance has created a dependence on the federal government by both state and local agencies. Private housing firms have continued to be the main providers of housing, supplementing their normal activities with production of housing through governmental programs.

The following is a discussion of the current and anticipated programs generated by different levels of government that can be utilized by the County to meet the identified needs and expand housing opportunities.

1. Federal Government Programs

The major source of funding for low- and moderate-income housing programs has been the federal government. Although the specific distribution mechanism by which assistance is provided may change,

the majority of the future funding will most likely still come from this source. Whether assistance comes directly through income support programs or indirectly through subsidies to various levels of the housing supply process, the objective is still the same--to redistribute resources to enable the poor to reside in adequate housing. This function is appropriately handled at the federal level to ensure that no areas of the country offer greater housing benefits than other areas.

The federal government is currently operating several programs which have proven successful and seem to address the County's housing needs. Section 8 rental assistance, Section 312 low interest rehabilitation loans and Section 202 elderly or handicapped housing financing (now used with Section 8) are some of the specific programs that appear to be securely funded. Urban Homesteading (where abandoned, repossessed federal properties are sold for a nominal fee and in return the owner occupant rehabilitates the unit) has been successful locally on a limited scale; this program has potential for expansion--especially if coupled with home maintenance and repair education programs. The Urban Reinvestment Task Force operates two programs to halt deterioration in neighborhoods (Neighborhood Housing Services and Neighborhood Preservation Program) by bringing about a cooperative effort among local government, financial institutions and residents and by providing supplemental funding of local programs which have potential applicability elsewhere.

One program that has been able to provide housing for very low income persons is low rent public housing--now referred to as "traditional housing." This program has recently been updated and additional funds appear likely. If well managed, this program can be a significant housing source for many inadequately housed persons in the County.

While funding for the more successful of the direct federal housing programs seems assured, the new direction in federal funding has been toward granting local jurisdictions greater discretionary control over incoming federal resources. The block grant funding method established by the 1974 Housing and Community Development Act was the major turning point. In 1977, the Department of Housing and Urban Development urged local jurisdictions to focus the use of these funds in lower income, deteriorating areas. In addition to utilizing block grant funding as described later in the identification of programs implemented by the County, these funds can also be used as grants, deferred loans, and direct loans, as well as in combination with private loans, to maximize their leverage.

The Urban Development Action Grant program is a new source of federal funds. Rather than being used for a broad base of programs as are block grants, these grants are to be used to encourage joint public/private reinvestment activities in revitalizing stagnating economies and reclaiming deteriorated neighborhoods.

Recent federal legislation established the Section 11(b) tax exemption financing program for raising revenue to support Section 8 developments. The income from these tax-exempt bonds can be used by the local housing authority to build its own Section 8 units or to loan to private sponsors for development of Section 8 units.

Other federal low-and moderate-income housing programs can provide seed money for preconstruction expenses; mortgage insurance for construction of single and multiple housing, mobile home parks and cooperative housing projects; and insurance on graduated mortgage payments.

A little recognized, but most pervasive effect of the federal government on housing, occurs because of controls and subsidies which do not appear in the federal budget. Through the Federal Reserve System and the secondary mortgage markets (FNMA and GNMA), the government is influential in determining the amount of housing that will be constructed at any particular time. FHA mortgage insurance and veteran's direct loan programs have facilitated much of the post World War II housing construction in Los Angeles County. In addition, the Veteran Administration guarantees home and mobile home loans to veterans.

The federal government's allowance of income tax benefits in the form of depreciation and writeoffs constitute a major direct housing subsidy. Like mortgage insurance and loan programs, tax benefits subsidize those who can afford to buy or construct housing--mainly those of middle income and above. Accelerated depreciation benefits are available to investors in new or rehabilitated homes designated for occupancy by low- and moderate-income households (Internal Revenue Code Section 167K).

The 1970 Federal Relocation Act established policies and regulations ensuring uniform and equitable treatment of persons displaced by government action including housing programs. While these requirements may increase the cost of some housing programs, they have the distinct advantage of minimizing social disruption and assuring that alleviation of one problem does not create another.

2. State Government Programs

The State of California has attempted to become a more active source of housing funds; its role seems very likely to increase due to the scale in which it is able to operate. Like the federal government, the State is also providing local governments with greater opportunities for program development.

One of the State's oldest and most successful programs is the Cal-Vet program, which provides mortgage insurance for armed service veterans from California. Along with similar federal programs, it helps make homeownership affordable by moderate and middle income families.

The California Housing Finance Agency was established to provide direct assistance for mortgage financing and neighborhood preservation. Direct loans, coupled with HUD's Section 8 program, are provided for the development of new rental and cooperative multifamily housing for low- and moderate-income households. The agency also purchases mortgage loans and rehabilitation loans to increase homeownership opportunities for low- and moderate-income families and facilitate improvement of declining neighborhoods.

State government has also been involved in the field of fair housing. The California Fair Employment Practices Commission (FEPC) is charged with enforcing State laws relating to discrimination in housing sales and rental practices. While legislation for dealing with discrimination exists, the level of enforcement and public education activities regarding the provisions of fair housing laws are restricted due to the limited staffing and funding of the FEPC to enforce these laws. With the enactment of the Housing Financial Discrimination Act in 1977, which prohibits the discrimination and arbitrary denial of housing finance on the basis of location (redlining), the State's Business and Transportation Agency should be able to halt this type of discrimination.

An important step taken by the State to reduce housing production costs was the adoption of the California Factory-Built Housing Law (Health and Safety Code, Division 13, Part 6). This law sets uniform statewide construction requirements for factory produced housing. Mass production becomes more economical when one set of construction standards is used,

rather than standards that vary from one jurisdiction to the next. An expansion of statewide housing standards could provide additional construction economies.

State government's commitment and funding for housing programs is expanding and this is evidenced in the State's Urban Strategy. Two other recent programs are loans for preliminary development costs incurred in development of assisted housing for low- and moderate-income persons (Urban Predevelopment Loan Fund) and grants for housing counseling services to low- and moderate-income households. It is recognized that the State also has the ability to exert a stronger influence on the production, marketing and protection of housing quality. It is important that the State continue its supportive housing role through use of its extensive legislative, fiscal and coordinative powers. A State Housing Development Corporation, currently being considered by the State legislature, could help the State assume certain federal roles. This step would move housing assistance closer to the local community level.

3. Regional Housing Program

The Southern California Association of Governments (SCAG) serves as a voluntary regional planning agency for a six county area of Southern California, including Los Angeles. SCAG's functions are basically review and advisory in nature, although it does serve as a major conduit of federal housing resources. In 1977, SCAG received and dispersed 2,500 units of Section 8 bonus units to the six county area in accordance with the federal policy of deconcentration of lower income households. SCAG is currently dispersing newly acquired Section 8 bonus funds as well as discretionary Community Development Block Grant Funds to implement the Areawide Housing Opportunity Plan.

4. Local Government Programs

Traditionally, the involvement of local governments in housing has been limited to administration and enforcement of various controls and regulations. These include building and health standards, and zoning and land division regulations. These are effective tools for helping to assure housing and neighborhood quality, particularly in areas undergoing urbanization. They have been less effective in protecting the quality of older, fully developed areas. Code enforcement has helped to deter blight by correcting problems before structures deteriorate to a point where their presence discourages maintenance of surrounding structures. However, code enforcement can often cause both financial hardships for property owners and displacement of renters as a result of increased rents following code compliance.

A limited amount of assistance for both repair and rehabilitation costs has been made available to local governments by the federal government, primarily through the Section 312 low interest rehabilitation loan program. This assistance will have to become more widely available before code enforcement can have a strong positive impact in older urban areas.

Zoning and subdivision ordinances regulate the use of land and overall community development through the classification of land into specific zones and the application of standards for development. The County, as well as each city within the County, administers its own ordinances. Housing needs can be addressed through such land use regulations as density bonus, inclusionary zoning, planned unit developments, manufactured home zoning, land write downs and reduction of the cost incurred during the permit process. The General Plan calls for closer cooperation between adjacent jurisdictions to effectuate balanced zoning and coordinated land subdivisions.

Since the 1960s, the federal government has facilitated greater direct involvement of local governments in housing improvement programs. The federal government has provided funding for the operation of several local housing authorities. The cities of Los Angeles, Long Beach, Pasadena, Inglewood and Compton and the County of Los Angeles each have their own housing authority. Several other cities, including those under 50,000 population which are part of the County's block grant program, utilize the services of the County Housing Authority. These housing authorities administer certain HUD programs (i.e., Section 8, Public Housing Projects, etc.) within the boundaries of their jurisdictions.

The Marks-Foran Residential Rehabilitation Act, Senate Bill 99 and the Community Redevelopment Law can be utilized by local governments to eliminate blight and deterioration in urban areas. The Marks-Foran Residential Rehabilitation Act authorizes cities, counties, redevelopment agencies and housing authorities to issue revenue bonds for the purpose of making long term, low interest loans to finance rehabilitation of depressed areas. This tool, along with the tax increment financing provision for redevelopment areas are revitalization resource opportunities granted to local jurisdictions by the State. Senate Bill 99 allows redevelopment agencies to issue revenue bonds to provide long-term, low-interest loans for residential construction in redevelopment areas. Redevelopment laws allow a variety of powers to be used in revitalizing a community: acquisition, assemblage and disposition of property, construction of public improvements and below market value sale of publicly owned property.

Other commonly used housing programs include rehabilitation loans and grants (Section 312 or use of Community Development Block Grant funds). The cities of Los Angeles, Compton, Pasadena

and Inglewood, as well as the County of Los Angeles, are some of the jurisdictions that have moved into other types of housing programs. These include: comprehensive revitalization of neighborhoods; concentrated code enforcement coupled with financial assistance; home maintenance/improvement training; provision of planning and design services for neighborhoods; neighborhood development programs; the acquisition, rehabilitation and sale of boarded-up properties; and interest subsidies.

5. County Government Programs

The County possesses all the capabilities described under "Local Government Programs" to implement housing programs, including the following powers: authority to raise and spend revenues; to make and influence legislation; to regulate the use and development of land; to provide a range of public services; and to coordinate with other agencies.

Of the above, the authority to raise revenues through taxation and other municipal bonding methods are significant resources which can be brought to bear on the Housing Plan. Tax revenues affect the overall living environment through the budgeting of capital improvement programs and a wide range of needed public services such as public safety, utilities, health and transportation services. While these services enhance the quality of a neighborhood, their cost impacts local tax levels. An excessive local tax burden, in turn, discourages rehabilitation and reinvestment.

The authority to regulate the use and development of land through zoning codes and subdivision regulations is another influential tool, and has traditionally been considered important in planning implementation. These regulations are

used to ensure compatible land uses and to control development in accordance with a comprehensive general plan. They can also be used to expand housing opportunities through the incorporation of development and reinvestment incentives such as density bonuses.

The County's power to make and influence legislation affects the health and welfare of all residents. The County not only enacts codes and ordinances, but can also make recommendations on State and federal lawmaking.

Another important land use tool is the power to exercise eminent domain - the authority to take private property for public use through due process. Partially because of this power, the County is a major owner and manager of thousands of facilities and buildings that provide community services essential to the liveability of residential neighborhoods throughout the County.

The general capabilities of County government are distributed among its many departments and agencies, including:

- | | |
|----------------------------|---|
| County Engineer-Facilities | - Building regulation and code enforcement. |
| | - Assistance in relocation services. |
| Human Relations Commission | - Fair housing activities. |
| Housing Authority | - Rental assistance, low rent public housing. |
| Community Development | - Neighborhood revitalization programs, housing rehabilitation, counseling and training, assistance in relocation services. |

Public Social Services - Public assistance.

Regional Planning - Housing and community development planning, zoning and subdivision regulation.

Currently, the Department of Community Development is charged with implementing specific housing programs utilizing funds from the Department of Housing and Urban Development (HUD), Comprehensive Employment Training Programs (CETA) and Community Development Block Grants (CDBG). In addition to the programs mentioned in the listing above, others include: the Section 312 rehabilitation loan program; Handyman Program to provide low income homeowners with free repairs and maintenance; Rehabilitation and Marketing Program (RAMP), which sells boarded-up properties to lower income persons after acquiring and rehabilitating the structures; and Senior/Handicapped Rehabilitation Program (SHARP) to provide rehabilitation loans to senior citizens and handicapped homeowners living in Altadena. In addition, the communities of Willowbrook and East Los Angeles are receiving special attention through various redevelopment activities. Also, the County Housing Authority issued tax-exempt bonds to finance a senior citizens housing development.

The above programs essentially operate in the unincorporated areas unless specific programs are contracted for by cities to operate within their boundaries. These activities are developed and implemented within the framework of the neighborhood, as well as countywide, housing planning conducted by the Department of Regional Planning.

It should be understood, however, that while the emphasis on making adequate housing available for lower income persons comes from government (either through direct assistance or indirect incentives), the private sector is an essential partner in this

effort. It is private enterprise that is ultimately involved in the production and maintenance of housing. The resources available from the private sector should be matched even more efficiently with governmental resources. The coordinated expenditure of governmental resources must be used in combination with private sector resources to maximize the impact of housing programs.

B. City Housing Activities

Table C-V.1 illustrates major housing activities (especially those directed at lower income housing needs) undertaken by local governments as evidenced by their participation in: the Community Development Block Grant Program; the account of block grant funds budgeted for housing; the willingness to construct lower income housing based on the passage of Article 34 referenda; and the amount of assisted housing units within each jurisdiction.

TABLE C-V.1

SELECTED HOUSING ACTIVITIES IN THE CITIES AND UNINCORPORATED AREAS
OF LOS ANGELES COUNTY

City	CDBG PARTICIPATION, 1978-79: Cities Under 50,000 Population			CDBG ALLOCATION 1977-78		ARTICLE 34 UNITS AND TYPE	ASSISTED HOUSING UNITS
	Partici- pating	Non Partici- pating	Cities Over 50,000 Popula- tion	Total (\$)	% Budgeted For Housing Program		
Alhambra			x	714,000	26.9		0
Arcadia		x		-	-		36
Artesia	x			241,200	0.0		14
Avalon	x			21,500	0.0		4
Azusa	x			405,900	59.1	XE	120
Baldwin Park	x			762,200	63.9	300E/F	151
Bell	x			359,800	55.6		63
Bellflower			x	660,000	56.8		76
Bell Gardens	x			658,000	32.5		144
Beverly Hills	x			291,500	0.0	150E/H	54
Bradbury		x		-	-		0
Burbank			x	985,000	31.9		205
Carson			x	1,170,000	43.2		112
Cerritos	x			198,200	0.0		0
Claremont	x			189,000	53.9	150E/H	176
Commerce	x			215,800	0.0		13
Compton			x	4,464,000	17.3		1,134
Covina	x			263,000	0.0		152
Cudahy	x			412,600	25.9		176
Culver City	x			250,000	52.0		50
Downey			x	925,000	44.5		64
Duarte	x			208,600	17.3		303

TABLE C-V.1 (Continued)

CDBG PARTICIPATION 1978-79: Cities Under 50,000 Population			2 CDBG ALLOCATION 1977-78		3 ARTICLE 34 UNITS AND TYPE	4 ASSISTED HOUSING UNITS
City	Partici- pating	Non Partici- pating	50,000 Popula- tion	Total (\$)	% Budgeted For Housing Program	
El Monte			x	1,323,000	24.2	171
El Segundo		x		-	-	0
Gardena	x			448,200	66.9	79
Glendale			x	1,536,000	26.7	200
Glendora	x			280,200	10.7	200E 22
Hawaiian Gardens	x			218,600	0.0	274
Hawthorne			x	-	-	224
Hermosa Beach	x			204,500	0.0	0
Hidden Hills		x		-	-	0
Huntington Park	x			588,400	37.4	260
Industry		x		-	-	0
Inglewood			x	1,851,000	35.5	500E 842
Irwindale	x			12,000	0.0	0
La Canada/ Flintridge	x			114,600	0.0	0
Lakewood			x	841,000	14.9	145
La Mirada	x			235,100	38.3	8
Lancaster	x			0	0.0	0
La Puente	x			465,400	0.0	565
La Verne	x			151,300	17.8	103
Lawndale	x			387,300	36.7	0
Lomita	x			246,900	16.2	341
Long Beach			x	5,064,000	69.1	100F 4,627
					1,000E/H	
Los Angeles			x	48,765,000	43.4	7,500E 44,936
Lynwood	x			576,700	53.8	15,000E/H 89

TABLE C-V.1 (Continued)

City	CDBG PARTICIPATION 1978-79: Cities Under 50,000 Population		Cities Over 50,000 Popula- tion	CDBG ALLOCATION 1977-78		ARTICLE UNITS AND TYPE	ASSISTED HOUSING UNITS
	Partici- pating	Non Partici- pating		Total (\$)	% Budgeted For Housing Program		
Manhattan Beach	x			256,400	0.0		0
Maywood	x			298,000	18.8		42
Monrovia	x			420,800	89.1		228
Montebello	x			495,900	13.6		307
Monterey Park			x	445,700	92.8	126 E/F/H	175
Norwalk			x	1,347,000	67.6		203
Palmdale	x			103,900	0.0		209
Palos Verdes Estates		x		-	-		0
Paramount	x			569,500	0.0		66
Pasadena			x	2,584,000	33.1	500E	2,395
Pico Rivera			x	923,000	45.5		301
Pomona			x	0	0.0	180E	430
Rancho Palos Verdes		x		-	-		0
Redondo Beach			x	1,149,000	17.4		254
Rolling Hills		x		-	-		0
Rolling Hills Estates	x			32,500	0.0		0
Rosemead		x		-	-		0
San Dimas	x			169,800	0.0		73
San Fernando	x			307,600	54.3		23
San Gabriel		x		175,000	90.0		0
San Marino		x		-	-		0

TABLE C-V.1 (Continued)

City	CDBG PARTICIPATION 1978-79: Cities Under 50,000 Population			CDBG ALLOCATION 1977-78		ARTICLE 34 UNITS AND TYPE	ASSISTED HOUSING UNITS
	Partici- pating	Non Partici- pating	Cities Over 50,000 Popula- tion	Total (\$)	% Budgeted For Housing Program		
Santa Fe							
Springs		x		421,000	35.6		275
Santa Monica			x	1,334,000	7.5	231E/232F	1,329
Sierra Madre		x		96,300	0.0		0
Signal Hill	x			68,900	0.0		18
South El Monte	x			301,900	16.2		22
South Gate			x	786,000	33.0		75
South Pasadena	x			163,700	0.0		54
Temple City		x		-	-		0
Torrance			x	1,262,00	17.0		190
Vernon		x		-	-		0
Walnut	x			58,800	0.0		3
West Covina			x	707,000	31.8		248
Whittier			x	740,000	48.5		103
Los Angeles County Uninc. Urban County Application (participating cities and uninc. areas)	x			29,430,000	32.7	10,000E 5,000E/H/F	3,479
TOTAL LOS ANGELES COUNTY				109,156,000	38.7		66,443

(See following page for footnotes.)

Notes for Table C-V.1

1. CITIES OVER 50,000 POPULATION, all of which are participating in the Community Development Block Grant program.
2. CDBG ALLOCATION 1977-1978 - The third year Community Development Block Grant allocation for each participating jurisdiction and the proportion budgeted for housing programs.

Source: SCAG Review of Third Year Housing and Community Development Title I Block Grant Applications, March, 1978.

NOTE: Although a few cities under 50,000 population do not participate in the Urban County application, a CDBG discretionary allocation is received by some of these cities.

3. Cities which have passed Article 34 Housing Referenda as of March 1980.

E = Elderly units; H = Handicapped units; F = Family units;
LI = Low Income units; MI = Moderate Income units.
X = Unspecified number of units.

Source: State of California, Department of Housing and Community Development, "Status Report of Article 34 Referendum, March 1980."

4. ASSISTED HOUSING UNITS as of May 1, 1977 includes the following programs: Section 8 Existing, Section 8 New Construction, Section 8 Rehabilitation, Section 23 Existing, Section 23 New Construction, Section 23 Rehabilitation, Section 202 With Section 8, Section 221 Non-Section 8, Section 236 and Public Housing.

Source: SCAG Assisted Housing Inventory, May 1, 1977.

C. Community Housing Program

Tables C-V.2 and C-V.3 illustrate the major housing and related programs currently implemented by the County of Los Angeles. Not included in these tables, but recognized as major contributing efforts to the resolution of housing needs, are other programs operating in the unincorporated County communities by private organizations and nonprofit agencies, as well as the individual cities in the County. These programs include: FHA Title I Mortgage Insurance, Cal-Vet, Fair Housing activities, development of elderly housing units (with Section 202), Urban Homesteading, UDAG projects, mortgage financing and insurance from the State, comprehensive revitalization of neighborhoods and the provision of home maintenance/improvement skills. All cities in the County also implement the programs listed under Table C-V.3 to regulate housing development.

The County is currently initiating a number of programs and exploring a variety of others as to their appropriateness. Recognizing the limitations of relying upon federal and State housing programs, the County is moving toward an emphasis on maximizing local powers and resources (especially in light of the current critical shortage of adequate units). As the County begins to implement the programs for mortgage financing and rehabilitation in several communities (such as Maravilla, Bassett, Willowbrook and Altadena) with funds from the California Housing Finance Agency through its Neighborhood Preservation Area program, it has also begun a survey of vacant parcels suitable for residential development, streamlining the permit process and selling tax-exempt bonds to finance low- and moderate-income housing.

A Housing Task Force, composed of representative of County departments involved in housing, has been meeting regularly to talk to

building industry and citizens representatives as well as to ensure better coordination of County housing activities. A major result of this effort is the previously mentioned site survey, and the exploration of a variety of new funding sources, particularly tax-exempt revenue bonds. In this regard, the Housing Task Force is pursuing bond monies to provide low-interest construction and mortgage loans for the private development of low- and moderate-income housing. Expedited permit processing and land cost write-downs for low- and moderate-income housing developments have also been implemented. Furthermore, in the feasibility study stage are such programs as Urban Homesteading, development of a rehabilitation code, a zoning density program and new cost-saving construction methods.

TABLE C-V.2

MAJOR HOUSING PROGRAMS OPERATING IN UNINCORPORATED
LOS ANGELES COUNTY AREAS*
(FUNDED BY HUD)

Objective	Program Identification	Source of Funds	Location	Scope:		Length of Operation
				\$ Budgeted and/or Units Completed	to Date	
Maintenance	Handyman Program	CDBG	(1)			
			South Whittier	\$50,000		1977-78
			Bassett/Valinda/ Avocado Heights	\$50,000		1977-78
			Los Nietos-Arden Village/Hicks Camp	\$50,000		1977-78
			Florence-Firestone, Westmont & Willowbrook	\$200,000	125 Completed	1977
			West Hollywood	\$200,000	100 Completed	1977
			Maravilla	\$100,000	35 Completed	1977-78
Increase Housing Supply-New Units	Rehabilitation & Marketing Program (RAMP)	CDBG	West Hollywood	\$132,466		1977-78
			All Unincorporated Communities	\$1,948,175	1977: 100 acquired 35 sold 15 in escrow	1975-78
			Willowbrook	\$602,000	Goal: 34 family units 59 elderly/handi- capped	1976-78

(1)CDBG = Community Development Block Grants Funds

Source: Community Block Grant Program Grantee Performance Report, July 1, 1975 to December 31, 1977,
County of Los Angeles Department of Community Development, February 15, 1978.

*See accompanying list of program descriptions.

TABLE C-V.2 (Continued)

Objective	Program Identification	Source of Funds	Location	Scope:		Length of Operation
				\$ Budgeted and/or Units Completed	to Date	
Increase Housing, etc. (Continued)		CDBG	West Hollywood Land Acquisition for Sr. Citizens Housing Lancaster Neighborhood Development Program (NDP)	N.A. \$189,000	120 elderly	1975-77
Housing Rehabilitation	Homes Conservation (312 Rehab. Loans)	CDBG	All Unincorporated Communities	\$1,047,000	Loans Approved: 164 Amt. of Loans: \$1,254,950	1976-78
	Home Improvement & Business Development	CDBG	Westmont	\$275,000	Loans Approved: 71 home loans Amt. of Loans: \$600,000 (Dec., 1976) (3)	1976-77
	(2)					
Housing Opportunity	Rental Assistance (Section 8)	HUD	All Unincorporated Communities		1905 existing 272 new construction 501 Sec. 23 exist (3) 609 " " NC 75 " " rehab	
	Rental Assistance (Section 8)	SCAG Bonus Units	All Unincorporated Communities		218 existing 90 new construction	
	Public Housing	HUD	All Unincorporated Communities		1520 units	

(2) Rental Assistance (Section 8) - Source: Assisted Housing Inventory, SCAG, May 1977.

(3) Source for these specific figures: Los Angeles County Housing Authority, Planning Division, October, 1978.

N.A. = Not Available

TABLE C-V.2 (Continued)

Objective	Program Identification	Source of Funds	Location	Scope:		Length of Operation
				\$ Budgeted and/or Units Completed to Date		
Neighborhood Development	Willowbrook NDP Feasibility Study	CDBG	Willowbrook	\$570,000	N.A.	1975-78
	Community Development Agency - Willowbrook NDP	CDBG	Willowbrook	\$200,000	N.A.	1977
	Maravilla NDP	CDBG	Maravilla	\$2,418,162	N.A.	1975-78
	Lancaster NDP	CDBG	Lancaster	\$189,000		1975-77
Neighborhood Quality	Summer Beautification	CDBG	South Whittier East La Mirada	\$50,000		1977
			Los Nietos	\$50,000	100 properties	1977
			Valinda	\$50,000	38 properties	1977
			2nd Supervisorial District	\$150,000		1977
			3rd Supervisorial District	\$115,000		1977-78
			Maravilla	\$75,000	123 painting projects	1977-78
					15 landscape projects	1977-78
					16 sprinkler system projects	1977-78
			West Hollywood	\$50,000	65 units	1977
			Antelope Valley	\$130,000	27 painting, repair and clean-up projects	
			Val Verde		139 painting, repair and clean-up	

Brief Description of Housing Programs
in Table C-V.2

1. Home Conservation Program/Section 312 Rehabilitation Loans - provides low interest (3%) loans to property owners for rehabilitation of homes in accordance with applicable requirements.
2. Rehabilitation and Marketing Program - the acquisition, rehabilitation and resale of resposessed federally-owned and privately owned residential properties.
3. Handyman Services Program - the provision of free minor house repair and maintenance services to low income households.
4. Westmont Home Improvement and Business Development - provision of technical assistance to prospective entrepreneurs in business loan packaging as well as low interest home improvement loans to qualified homeowners.
5. Rental Assistance/Section 8 - provides decent, safe and sanitary dwellings to low- and moderate-income families at a rent of no more than 25% of the family's income. HUD, through a local housing authority, pays the balance of the rent.
6. Neighborhood Development Program - consists of urban renewal activities that are planned and funded on the basis of annual tax increments. This allows for actual renewal (revitalization) of areas requiring immediate action while subsequent revitalization, rehabilitation and public improvements are planned and scheduled.

TABLE C-V.3

HOUSING AND RELATED PROGRAM IMPLEMENTED BY THE
COUNTY OF LOS ANGELES

Objective	Program	Description	Responsible County Department
Housing Maintenance	Code Enforcement	To prevent extensive deterioration and to assure that buildings are structurally safe and free of health hazards.	Engineer-Facilities, Health
Quality Housing and Neighborhoods	Land Division Regulation	To protect the health, welfare, safety and public convenience of the citizens through regulation of the subdivision of land, minor division of land and the grading of land.	Regional Planning
	Zoning Regulation	To ensure compatible land uses and to control development in accordance with a comprehensive general plan.	Regional planning
	Housing and Community Development Planning	Coordination of planning and implementation of action programs to ensure adequate housing opportunities for all residents of Los Angeles County.	Regional Planning and Community Development
	Building Regulation	To protect the public health and safety through enforcement of the building, electrical and plumbing codes in new developments.	Engineer-Facilities
Housing Opportunity	Fair Housing Activities	Conducts and supports programs relating to equal housing opportunities, neighborhood stabilization and improvements in the supply and quality of low- and moderate-income housing.	Human Relations Commission
	Relocation Services	Plans for relocation needs of owners and tenants who are displaced from their houses or businesses due to County government programs.	Engineer-Facilities

TECHNICAL SUPPLEMENT C-VI
STATEMENT OF HOUSING STRATEGY AND PROGRAMS

A. INTRODUCTION

The Housing Element organizes the County's housing problems into four major categories--Quantity, Quality, Opportunity and Cost. The housing program recommended here is organized in a similar fashion. The program emphasizes establishing a strategy to accomplish the specific programs and identifies those that are most important and feasible in the short run. These are identified in the "Housing Strategy" (page C-64). The wide range of programs and the priorities recommended are intended to make the greatest possible progress in achieving the County's goal of increasing and making available sound, affordable housing to all segments of the population.

The action programs are intended to provide direction and a course of future action for the various County departments and/or other agencies. They are not intended to mandate the commencement of new programs, or the expansion of existing ones, that may require the expenditure of man-hours or funds. Any such action programs identified in this section, requiring additional funding by any County department or other agency, must have such funds approved through the appropriate budgetary process, as financial resources permit.

The first section of this program identifies more specific objectives for the program based, among other things, upon the County's "Housing Assistance Plan". The following sections recommend the basic strategy and the specific programs that should be undertaken to accomplish these objectives.

B. OBJECTIVES

The County's short range housing objectives for rehabilitation and new construction are shown in Table C-VI.1. These objectives are given for 1, 3, and 5 years. The 1 and 3 year objectives have been taken from the County's Housing Assistance Plan that has been adopted by the Board of Supervisors and transmitted to HUD. The 5 year objectives are based upon the needs defined in the Housing Assistance Plan, the forecast of 1985 need, the potential for funding in the various program categories and meeting 100% of the need by the year 2000.

The housing objectives in Table C-VI.1 also indicate the source of funds for each category--homeowner new construction and rehabilitation, renters rehabilitation and new construction. The attainment of these objectives depends heavily on the funding levels of the federal government including the renewal of the CBDG program.

The housing objectives expressed in Table C-VI.1 provide for meeting 5% of the need in the first year, 15% in the third, and 30% in the fifth year.

TABLE C-VI.1
SHORT RANGE HOUSING OBJECTIVES
(NUMBER OF UNITS)

	<u>1 YEAR*</u>	<u>3 YEAR*</u>	<u>5 YEAR</u>
<u>HOMEOWNERS</u>			
. <u>New Construction</u>	100	600	1,452
HUD	60	100	200
OTHER	40	500	1,252
. <u>Rehabilitation</u>	1,110	2,030	5,808
CDBG	760	1,630	4,808
HUD (Sec. 312)	150	300	600
OTHER	200	100	400
. <u>TOTAL HOMEOWNERS</u>	1,210	2,630	7,260
<u>RENTERS</u>			
. <u>New Construction</u>	2,045	6,184	11,676
HUD (Sec. 8)	1,220	3,710	6,636
OTHER	825	2,474	5,040
. <u>Rehabilitation</u>	250	600	1,557
HUD (Sec. 8)	200	500	360
CDBG	50	100	1,197
. <u>Existing Rental (Sec. 8)</u>	300	1,000	2,335
. <u>TOTAL RENTERS</u>	2,595	7,784	15,568

*Source: Los Angeles County Housing Assistance Plan, FY 1979-80, prepared by the Los Angeles County Department of Community Development, adopted by the Board of Supervisors on April 3, 1979.

C. HOUSING STRATEGY (PRIORITY PROGRAMS)

The Housing Element emphasizes four major housing problem areas: quantity, quality, opportunity, and cost. The following strategies for each area indicate the combination of programs that together will have the greatest impact on the housing problems and can be carried out in the short run. The priority programs are described in more detail in the following sections of the report.

Quantity Strategy

Provision of sufficient numbers of housing units within each type, size, location and cost range through the utilization of all existing units in sound or rehabilitable conditions, supplemented by new construction. A balance of conservation, rehabilitation and construction activity should discourage further premature deterioration and abandonment of residences that could otherwise contribute to an adequate housing supply.

In the next year, priority is scheduled for: the issuance of tax-exempt revenue bonds to provide low-interest rehabilitation and construction loans; developing procedures for selling or leasing County owned land at less than market value for low- and moderate-income housing; surveying suitable sites for low- and moderate-income housing; and urging savings and loan associations to form service corporations to pursue joint venture housing developments.

Quality Strategy

Conservation of existing high quality neighborhoods and revitalization of declining areas, with early emphasis of action and funding placed on preventing the spread or intensification of blight. Once this objective is within control, a greater proportion of actions and

funding will be directed toward restoring those areas in need of substantial revitalization.

Priority will be given to developing the following programs in the next year: modifying existing County codes and standards that would facilitate rehabilitation and revitalization; using Community Development Block Grant funds to provide direct cash rebates to low- and moderate-income households for major repairs of owner occupied structures and low interest loans for rental housing rehabilitation; developing a flexible code enforcement program; and increasing the County's share of Community Development funds for low- and moderate-income housing and residential rehabilitation.

Opportunity Strategy

Expansion of opportunities for families and individuals with lower income or special needs to occupy suitable housing through private market incentives, increased direct subsidies, economic development programs to increase employment opportunities, and a housing distribution program that considers community needs, suitability of the area to accommodate low- and moderate-income housing and existing level of assisted units.

In the next twelve months, priority is also scheduled for: establishing an information and counseling program for low- and moderate-income homeowners and renters; pursuing all available State and federal housing assistance funds; establishing a central review function within the Department of Regional Planning to monitor the distribution of low- and moderate-income housing; and urging the development and implementation of new mortgage instruments.

Cost Strategy

Reduction of the impacts of housing costs on income through: innovative housing design and land division techniques; technological advances in construction methods and materials; greater flexibility in financing terms; and prevention of premature housing deterioration.

Priority will be given to developing a density bonus program as a means of encouraging development of deconcentrated low- and moderate-income housing; "pre-packaging" project approvals and expediting processing for revitalization areas; reviewing County zoning, subdivision and building ordinances for possible modification to remove provisions that add unnecessarily to the cost of construction; and establishing a "Los Angeles County Committee on Affordable Housing" drawn from both the public and private sectors to serve as a "clearing house" for information on funding and available sites.

D. POLICIES, PROGRAMS, AND IMPLEMENTATION STRATEGIES

Housing QuantityPolicies

It is the policy of Los Angeles County to:

- Policy 1. Encourage a wide range of housing types, prices, and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.
- Policy 2. Emphasize the role of the private sector in the investment and construction of low- and moderate-income housing.
- Policy 3. Provide for new urban residential development, principally in those areas that are in close proximity to existing community services and facilities.
- Policy 4. Encourage housing in rural communities at densities that are supportive of and compatible with the continuation of the rural character and lifestyle.
- Policy 5. Encourage the maintenance of the existing sound housing stock.
- Policy 6. Encourage, wherever appropriate and consistent with sound planning objectives, the conversion of non-residential buildings to residential dwelling units.

Programs and Implementation Strategies

- Program 1. Investigate the feasibility of issuing tax-exempt revenue bonds, such as the Marks-Foran Residential Rehabilitation Act and Senate Bill 99, to provide low-interest rehabilitation and construction loans. This investigation should include an analysis of institutional mechanisms to administer and monitor the effectiveness of these bonds, such as a County Housing Finance Agency.

Strategy

The Chief Administrative Office, Community Development, Regional Planning, and the Housing Authority will actively use all appropriate means to take advantage of tax-exempt financing for mortgage and rehabilitation funds, and will work closely with the State Housing Finance Agency and the Department of Housing and Urban Development to combine the reduced mortgage and rehabilitation interest rates available through these programs with other forms of assistance for low- and moderate-income persons.

Target Date: 1980

- Program 2. Undertake a coordinated search for suitable sites for low- and moderate-income housing. This should include: (1) surplus and abandoned school sites, (2) other surplus or abandoned public and institutional properties, and (3) tax-delinquent properties.

Strategy

The Community Development Department, Regional Planning Department and Housing Authority shall continue to identify suitable sites for new private and publicly assisted housing, with an emphasis on dispersal of low- and moderate-income residents and special housing needs groups. The evaluation shall measure access to transportation, employment, and service centers. Reports of these activities shall continue to be submitted to the Board of Supervisors.

Target Date: Ongoing

- Program 3. Develop a procedure for selling or leasing land at less than market value for the purpose of developing low- and moderate-income housing.

Strategy

The Community Development Department, Regional Planning, County Engineer-Facilities, Housing Authority, Small Craft Harbors and County Counsel will develop a proposal that will provide land subsidies and possible predevelopment costs to private and non-profit developers who agree to produce low-and moderate-income housing. The proposal will be submitted for review and approval to the Board of Supervisors.

Target Date: 1980

- Program 4. Encourage savings and loan associations to pursue joint venture housing developments with local non-profit and limited dividend housing sponsors.

Strategy

The Community Development Department and the Department of Regional Planning will meet with the major savings and loans and non-profit housing sponsors to assist in developing a proposal for joint venture housing developments.

Target Date: 1981

- Program 5. Work with HUD to establish a funded program to provide mortgage insurance for construction of affordable multi-family housing.

Strategy

The County will seek the cooperation of HUD to complete a study to determine the structure of such a program.

Target Date: 1981

- Program 6. Investigate the possibility of utilizing sites within older commercial strips for the location of new housing units. While imaginative design would be necessary to mitigate noise, these new units could break up the strip commercial pattern, provide convenient access to shops and stores, and strengthen the economic viability of the commercial areas.

Strategy

The Regional Planning Department, Community Development Department, and Housing Authority will prepare a feasibility study to be submitted to the Board of Supervisors with specific plan recommendations.

Target Date: 1982

- Program 7. Consider amendment to County ordinances and policies for the inclusion of significant amounts of both low- and moderate-income housing in some or all residential developments through inclusionary zoning and/or other comparable measures.

Strategy

The Regional Planning Department, County Counsel, and other County agencies, along with representatives of the building industry and public interest groups, shall engage in a study and report to

the Board of Supervisors recommending appropriate ordinance amendments and other policies to provide for both low- and moderate-income housing, including manufactured housing in new residential developments.

Target Date: 1980-1981

- Program 8. Increase mortgage limits and extend loan terms for the Cal-Vet loan program.

Strategy

At the direction of the Board of Supervisors, the Legislative Analysis Section of the Chief Administrative Office will urge changes in State legislation and regulation of the Cal-Vet loan program.

Target Date: 1982 County Legislative Package

- Program 9. Support use of eminent domain to foster re-use of abandoned housing units.

Strategy

The Community Development Department will continue to monitor the current inventory of foreclosed and/or abandoned units and will continue to negotiate with HUD to purchase, at minimum cost, additional numbers of foreclosed homes where feasible. These homes will be rehabilitated and then offered on a lease/sale basis to low- and moderate-income persons. The Regional Planning Department, County Engineer-Facilities, and County Counsel will develop a proposal covering abandonment prevention for consideration by the Board of Supervisors. This program will combine the utilization of home improvement and rehabilitation programs with

the necessary ordinances to permit the County to intervene legally to prevent neglect or abandonment of low- and moderate-income housing.

Target Date: Ongoing

- Program 10. Modify necessary codes and ordinances to facilitate the conversion of obsolete non-residential structures to residential uses, wherever appropriate.

Strategy

The County Engineer-Facilities, Health Services, Forester and Fire Warden, and the Department of Regional Planning will prepare a proposal with recommendations to facilitate conversion of non-residential structures to residential use. The proposal will be submitted to the Board of Supervisors for approval.

Target Date: 1981

- Program 11. Encourage the use of pension program funds as investments in construction and rehabilitation of affordable housing.

Strategy

At the direction of the Board of Supervisors, the Chief Administrative Office, along with other affected departments, will prepare an analysis of the feasibility of utilizing pension funds as investments in housing construction and rehabilitation. The study will be submitted to the Board of Supervisors.

Target Date: 1981

Program 12. Continue to support the Los Angeles County inter-departmental technical advisory group (Housing Task Force) which develops and expedites County housing programs and provides technical information to non-profit, limited dividend or individual sponsors of low- and moderate-income housing (new construction or rehabilitation).

Strategy

The Housing Task Force, whose principal participants are Community Development, Housing Authority and Regional Planning, will continue to expedite housing programs, provide technical assistance to sponsors of low- and moderate-income housing, and develop County owned housing and new housing programs.

Target Date: Ongoing

Housing Quality

Policies

It is the policy of Los Angeles County to:

- Policy 7. Actively solicit greater development and use of local, State and federal programs for rehabilitation of existing housing and support efforts to ensure adequate funding of these programs.
- Policy 8. Encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of houses usable by low- and moderate-income households.
- Policy 9. Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

- Policy 10. Minimize displacement in revitalization areas and provide for expeditious and equitable relocation services to the occupants of dilapidated housing units that must be removed.
- Policy 11. Support efforts to restore and preserve residential and other structures of historical and architectural significance.
- Policy 12. Support the formation of community and neighborhood improvement organizations to encourage self-monitoring and development of community identity, as well as conservation and rehabilitation.
- Policy 13. Prevent or minimize the intrusion of environmental hazards, such as noise, noxious fumes and heavy traffic, into residential neighborhoods.
- Policy 14. Encourage the provision of community facilities and services to enhance the vitality of older urban areas.
- Policy 15. Assist private sponsors and developers in identifying, aggregating and preparing land suitable for housing developments for low- and moderate-income families and individuals.

Programs and Implementation Strategies

- Program 13. Modify or add provisions to existing County codes and standards that would facilitate rehabilitation and revitalization activities, thereby encouraging reinvestment in older urban areas.

Strategy

The Regional Planning Department, the County Engineer-Facilities, Forester and Fire Warden and Health Services will develop code and ordinance provisions designed to make rehabilitation easier and more economically feasible, with due consideration to health and safety.

Target Date: 1981

Program 14. Develop a flexible code enforcement program based on the needs of individual communities. Such enforcement should be accompanied by financial assistance programs for low- and moderate-income persons.

Strategy

The Department of Regional Planning, County Engineer-Facilities, Forester and Fire Warden and Health Services will develop a flexible code enforcement program that will be targeted in selective revitalization areas. Block Grant funds will be a potential revenue source to establish a revolving loan fund to assist apartment and homeowners in making mandatory repairs to low- and moderate-income units. A proposal will be submitted to the Board of Supervisors.

Target Date: 1981

The County Engineer-Facilities will study the feasibility of developing a proposal for a pre-occupancy inspection ordinance and report to the Board of Supervisors. Consideration will be given to the following features:

1. The program shall be self-sustaining on the basis of a fee assessed to the landlord or seller.
2. Referral shall be based on requests for change in electric service from the Department of Water and Power.
3. The program will apply in all unincorporated areas of Los Angeles County.

4. Guidelines will be established to insure that referred properties are inspected in a timely manner.

Target Date: 1981

Program 15. Increase the share of Community Development funds to Los Angeles County for low- and moderate-income housing and residential rehabilitation and provide bonus funds to local communities (particularly smaller cities) that actively commit themselves to the provision of low- and moderate-income housing.

Strategy

The Community Development Department, Housing Authority, Regional Planning Department and the Chief Administrative Office will continue to identify and report on sources of federal funds for housing assistance and maintain communication with federal agencies to encourage the continuation and expansion of programs that support the provision of low- and moderate-income housing.

Target Date: Ongoing

Program 16. Use Community Development Block Grants funds to provide direct cash rebates to low- and moderate-income households for major repairs of owner-occupied structures.

Strategy

The Department of Community Development will continue a cash rebate program, with the use of Block Grant funds, to assist low- and mod-

erate-income households in rehabilitation of owner-occupied structures.

Target Date: Ongoing

Program 17. Determine and implement the most productive method of utilizing deposits of Community Development Block Grant funds, in addition to other local, State, and federal funds, as leverage to increase private funds available for housing development and rehabilitation loans.

Strategy

The Department of Community Development and the Chief Administrative Office will continue to develop program proposals that maximize the leverage potential of Community Development funds.

Target Date: Ongoing

Program 18. Coordinate capital improvement plans, placing a priority on providing improvements in older, deteriorating areas as a means of stimulating private reinvestment.

Strategy

The Chief Administrative Office, the Department of Regional Planning, the Department of Community Development and all other affected County departments, will continue to review all programs, facilities and services, and recommended priorities and funding to the Board of Supervisors. This is a five year program, reviewed annually.

Target Date: Ongoing

Program 19. Support establishment of local housing improvement programs that would employ neighborhood youth, retired and unemployed persons to provide maintenance, repair and landscaping services to low- and moderate-income owner-occupants at minimal cost. The program could be financed by CETA, Community Development Block Grant and/or general operating funds.

Strategy

The Community Development Department will continue these programs.

Target Date: Ongoing

Program 20. Promote programs to provide rehabilitation loans for rental apartment buildings with interest rate and repayment schedule based on owner's income. These loans should be contingent upon the owner making a specified number of units available to low- and moderate-income persons.

Strategy

The Department of Community Development will continue a rental rehabilitation loan program.

Target Date: Ongoing

Program 21. Seek implementation of the Urban Homesteading Program in Los Angeles County as a means of encouraging reinvestment in older urban areas.

Strategy

At the direction of the Board of Supervisors, the Department of Community Development will officially

request from the Secretary of Housing and Urban Development that Los Angeles County receive an Urban Homesteading Designation.

Target Date: 1980

Housing Opportunities

Policies

It is the policy of Los Angeles County to:

- Policy 16. Attempt to locate low- and moderate-income housing near employment opportunities, reasonably accessible to public transportation or other transportation means, and avoid placing an inequitable fiscal impact on any one particular neighborhood.
- Policy 17. Use all available federal and State assistance programs in promoting an adequate supply of low- and moderate-income housing and to support a consistent commitment by federal and State government to fund programs to meet low- and moderate-income housing needs.
- Policy 18. Encourage the development and expansion of job opportunities to increase the incomes of low- and moderate-income households.
- Policy 19. Discourage clustering of low income housing where it would increase the concentration of low-income persons in a single community. If possible, low income housing should be dispersed throughout the community.
- Policy 20. Ensure relocation and rehabilitation or replacement of substandard low- and moderate-income housing units removed by public redevelopment projects.
- Policy 21. Promote the inclusion of units for low- and moderate-income persons in new housing developments through incentives such as density bonuses.

- Policy 22. Encourage cities to establish housing authorities to help meet low- and moderate-income housing needs. Cities with small populations should be encouraged to enter into agreements with the Los Angeles County Housing Authority.
- Policy 23. Encourage private lenders to provide alternative financing methods (such as interest-only loans or equity lending) to make home ownership available to a greater number of households.
- Policy 24. Promote design and construction of rental housing to accommodate large families.
- Policy 25. Support efforts to eliminate redlining through an affirmative marketing program and affirmative lending practices by all financial institutions.
- Policy 26. Promote development of housing for the elderly and handicapped.
- Policy 27. Promote and implement programs to broaden housing choice for low- and moderate-income households through counseling and educational services.
- Policy 28. Encourage the development and stabilization of interracial and inter-ethnic communities.
- Policy 29. Allow conversion of rental units to condominium or stock cooperative ownership only when structures approximate the standards currently applied to the construction of new multi-family units, especially parking requirements, in order to foster a system of development standards which does not inhibit new construction. During periods of severe shortage of rental apartments, allow conversions only when the individual conversions or the cumulative effect of past and proposed conversions will not significantly aggravate the shortage or otherwise interfere with the achievement of goals and policies of the General Plan. Furthermore, if and when conversions are allowed during such periods,

impose requirements to ensure that tenants are adequately compensated for the hardship of displacement.

Program and Implementation Strategies

Program 22. Aggressively pursue all available housing assistance funds from both federal and State agencies in order to maximize the potential of those programs (In 1980, the major programs active and successful in addressing housing needs are Section 8 new construction and rental assistance; Section 312 rehabilitation loans, Section 202 elderly or handicapped housing financing, as well as CDBG and CHFA funding).

Strategy

- a. At the direction of the Board of Supervisors, the Department of Community Development, Housing Authority and Chief Administrative Office will continue to support expanded federal and State financial assistance for housing rehabilitation, construction and rental assistance. Special emphasis will be placed on securing additional federal Section 312 rehabilitation loans and seeking expanded funds from this program for multifamily and commercial rehabilitation.
- b. The Community Development Department will continue to apply for federal funds to establish future Neighborhood Strategy Areas to rehabilitate and subsidize housing for low- and moderate-income families, as money becomes available.
- c. The County, through its legislative efforts, will request HUD to increase Section 8 Fair Market Rents to reflect more accurate figures

for current units within Los Angeles County.

Target Date: Ongoing

Program 23. Establish an information and counseling program that will advise and assist low- and moderate-income homeowners and renters in the areas of money management, housing selection, affirmative marketing and lending requirements, purchase procedures, property care and maintenance, home management, buying/renting, lease provisions, energy conservation and availability of housing subsidy programs.

Strategy

At the direction of the Board of Supervisors, the Housing Task Force, County Counsel, Consumer Affairs and Housing Authority will develop a proposal to create an information and counseling program

Target Date: 1981

Program 24. Establish a central point within the County for the collection, maintenance and evaluation of data on housing development patterns to aid in the distribution of low- and moderate-income housing throughout the County.

Strategy

The Community Development Department and the Department of Regional Planning will develop a program to analyze and evaluate low- and moderate-income housing development locational patterns.

Target Date: 1981

- Program 25. Urge the financial sector to develop and test new mortgage instruments, such as graduated monthly payments and mortgage, or rehabilitation/purchase combination loans, that can increase the opportunity for homeownership.

Strategy

At the direction of the Board of Supervisors, the Chief Administrative Office, the Regional Planning Department and the Community Development Department will continue to urge changes in State and local lending practices.

Target Date: Ongoing

- Program 26. Include in the "General Plan Monitoring System" measures both to evaluate the effectiveness of housing policies and programs and to provide background for updating the Housing Element. Incorporate the following measures: demolitions, construction, rehabilitation, densities, assisted units, loans, costs, abandonment, incomes, housing and community conditions and vacancy rates.

Strategy

The Regional Planning Department will develop a "General Plan Monitoring System", with the assistance of Community Development, Housing Authority, Human Relations, County Engineer-Facilities, Assessor and Treasurer and Tax Collector.

Target Date: 1981

- Program 27. Support legislation placing a constitutional amendment on the General Election ballot to repeal

Article 34 (requiring referendum approval for government-owned low-income housing). Until Article 34 is repealed, initiate referenda sufficient to authorize public ownership of additional low-income, elderly and family housing.

Strategy

The Board of Supervisors, through its legislative review process, will support legislation repealing Article 34.

Target Date: 1981 Legislative Package

Program 28. Encourage the cities of Los Angeles County to establish and maintain Housing Authorities or to contract with the County's Housing Authority for services.

Strategy

The Housing Authority will continue to encourage cities to contract with the County's Housing Authority.

Target Date: Ongoing

Program 29. Monitor the effectiveness of the County policy ("Resolution Concerning Fair Housing in the County of Los Angeles," adopted November 9, 1976) to eliminate discrimination in sales, rental and financing of housing; amend if necessary.

Strategy

a. The County shall support federal and State legislation to monitor and bring sanctions against government chartered financial institutions that practice a policy of geo-

graphic or racial discrimination in their loan programs.

- b. The County shall encourage a change in federal and State law to permit greater local authority to enforce civil action against lending institutions that practice discrimination in loan programs.
- c. The Department of Human Relations will continue to inform residents, realtors, housing developers, financial institutions and owners of rental property, of laws regarding equal housing opportunity and particular legal responsibilities in housing.
- d. The County Counsel will continue to advise the Board of Supervisors on legislation involving Fair Housing.
- e. The Board of Supervisors will continue action to prevent discrimination against families with children in the rental of housing accommodations.

Target Date: 1980

Program 30. Continue to enforce current rent control measure that provides emergency relief from the combined effects of a highly speculative housing market and abnormally low vacancy rate, until the supply and price of housing return to normal market conditions.

Strategy

- a. The Department of Community Development, Small Craft Harbors and Regional Planning, in cooperation with County Counsel, will undertake a monitoring program to assess the effectiveness of the ordinance with respect to the following issues:

- new construction
- profitability and reasonable return on investment
- evictions
- effectiveness of tenant protection measures
- vacancy rates and the effects of the ordinance on vacancy rate and tenancy turn-over.

Target Date: Ongoing

Program 31. Modify County Subdivision Ordinance No. 4478 and Zoning Ordinance No. 1494 as necessary to establish specific standards for condominiums and stock cooperatives, and to include special criteria for review of conversion applications and provisions for tenant relocation assistance, during periods when there is a severe shortage of rental apartments. In the process of preparing ordinance modifications, the Department of Regional Planning will consider other possible methods for addressing this problem, such as:

- a. Prohibiting conversion of structures currently rented to a significant proportion of lower income households;
- b. Prohibiting all conversions during the time periods when the estimated vacancy rate is below a specified percentage of all housing units;
- c. Limiting the number of converted units to the number of assisted housing units produced during a specified time period; and
- d. Creating a special zone for condominiums.

Strategy

The Department of Regional Planning will prepare a proposal for modifying Subdivision Ordinance No. 4478 and Zoning Ordinance No. 1494. The modification will be submitted to the Regional Planning Commission and Board of Supervisors for their consideration.

Target Date: 1980

Housing CostPolicies

It is the policy of Los Angeles County to:

- Policy 30. Streamline administrative procedures for granting development approvals and permits and establish finite time limits for such approvals so as to minimize the time, costs and uncertainty associated with development. Provide a separate expedited process for proposals involving low- and moderate-income housing.
- Policy 31. Periodically review and update regulations, ordinances, codes and standards to minimize their impact on development costs, delays and uncertainty, and to minimize the unnecessary consumption of scarce land resources.
- Policy 32. Encourage joint housing programs with cities, adjacent counties, and other governmental agencies to increase the efficiency and cost effectiveness of housing programs.
- Policy 33. Provide zoning, land division and construction incentives to reduce the cost of new and rehabilitated housing and to promote increased availability of low and moderate income housing.

- Policy 34. Discourage inefficient use of scarce natural resources in the construction and rehabilitation of housing. Encourage the use of energy saving technology in the design, construction and operating systems of residential buildings.

Program and Implementation Strategies

- Program 32. Amend County regulations to permit increased housing density bonuses as a means of encouraging development of deconcentrated low- and moderate-income housing that is compatible with adjacent development. Establish provisions to maintain this housing for low- and moderate-income persons.

Strategy

The Department of Regional Planning and County Counsel will prepare a proposed density bonus program for review by the Regional Planning Commission and Board of Supervisors.

Target Date: 1980

- Program 33. "Pre-package" project approvals and provide separate and expedited processing for projects containing low- and moderate-income housing.

Strategy

- a. The Department of Community Development, the Department of Regional Planning, County Engineer-Facilities, Housing Authority and other affected departments will continue to implement and expand a fast track processing system for all developments containing at least 10% low- and moderate-income assisted housing.
- b. The County will study the feasibility of

creating an expediting system for the processing of affordable housing projects.

Target Date: Ongoing

Program 34. Review County zoning, subdivision and building ordinances for possible modification to remove provisions which add to the cost of construction without making a significant contribution to health, safety, and welfare; consider relating requirements to the environmental characteristics of coast, inland, mountain, desert, and hazard areas. Imaginative design of both conventional and manufactured housing should be encouraged with built-in incentives.

Strategy

The Interdepartmental Engineering Committee (Regional Planning, County Engineer-Facilities, and Road Department) in conjunction with the Department of Health Services and the Forester and Fire Warden, shall review the Building, Planning and Zoning Codes and recommended changes to reduce development costs. Consideration will be given to new technology, modifying fees, reducing dedications and other County requirements as a means of reducing development costs.

Target Date: 1981

Program 35. Establish a "Los Angeles County Committee on Affordable Housing" drawn from both the public and private sectors, including public agencies, builders, citizen groups, financial institutions and non-profit housing groups. Such a group could be advisory to the Regional Planning Commission

and facilitate effectuation of the Housing Element by coordinating all affected parties and serving as a "clearing house" for information on funding and available sites.

Strategy

A Committee on Affordable Housing drawn from such resources as the "Citizens' Advisory Commission on Community Development" will serve to help update the Housing Element on an annual basis and serve as a "clearing house" for information on funding and available sites. It should include the following specialists and organizational representatives:

- non-profit housing development firm;
- financial industry;
- building industry;
- construction trades;
- Homeowners' Association;
- Realty Board;
- Countywide EIR Committee;
- Countywide Citizens' Planning Council;
- residential architect;
- taxpayers' association;
- apartment owners' association;
- Economic Development Council;
- housing economist;
- elderly resident;
- handicapped resident; and
- lower income resident;

The Committee structure and membership will be reviewed and augmented where necessary to provide a resource containing sufficient expertise to assist the County in a full range of housing programs. When appropriate, Technical sub-committees

will be assembled to deal with specialized issues.

Target Date: 1981

Program 36. Support the establishment of a State-level building materials and methods testing laboratory to encourage innovative construction techniques.

Strategy

The Legislative Section of the Chief Administrative Office, with assistance from the County Engineer-Facilities, will urge changes in State legislation.

Target Date: 1980

Program 37. Support legislation to eliminate the limits on loans insured under Federal mortgage insurance programs.

Strategy

At the direction of the Board of Supervisors, the Chief Administrative Officer, Community Development, Housing Authority, and the Department of Regional Planning will urge changes in federal legislation.

Target Date: 1981 Legislative Package

Program 38. Support efforts to amend the California Environmental Quality Act to exempt residential development in built-up urban areas that is consistent with an adopted plan for which an Environmental Impact Report has been prepared.

Strategy

The County, through its legislative process, will support legislation to amend the California Environmental Quality Act.

Target Date: 1981 Legislative Package

Program 39. The County will consider the feasibility of increasing the tax on profits from the sale of real property held by an owner for only a short period of time and simply for speculative purposes.

Strategy

County Counsel, the Department of Regional Planning and the Treasurer and Tax Collector will undertake a feasibility study to determine the need for an antispeculation ordinance.

Target Date: 1981

Program 40. Study means of establishing heat gain/loss and energy budget standards for residential construction.

Strategy

The Interdepartmental Engineering Committee, composed of the County Engineer, Road Commissioner and Planning Director, will conduct a study and submit recommendations for consideration by the housing industry and the Board of Supervisors.

Target Date: 1981

Program 41. Adopt design guidelines to be used in judging solar use in new subdivisions.

Strategy

The County Engineer-Facilities and Department of Regional Planning will prepare guidelines to be used in conjunction with the building code, zoning ordinance, and subdivision ordinance.

Target Date: 1981

TECHNICAL SUPPLEMENT C-VII

RESOLUTION REGARDING FAIR HOUSING IN
THE COUNTY OF LOS ANGELES*

WHEREAS, the Board of Supervisors of the County of Los Angeles finds that any form of housing discrimination on the basis of race, cultural or nationality group, or sex is unfair and humiliating to its victims; and

WHEREAS, such discrimination is prohibited by the constitution and laws of the State of California and of the United States; and

WHEREAS, housing discrimination tends to create inequality, tension and conflict and to jeopardize the public peace and the general welfare of the people of the County; and

WHEREAS, housing discrimination is the chief cause of residential segregation, a major causal factor in segregated education and segregated community life; and

WHEREAS, it is the policy of the County of Los Angeles to oppose discriminatory acts related to housing, including acts which have the effect of discrimination, and affirmatively to promote equal opportunity in housing and community development programs countywide, public or private, without regard to race, religion, sex, sexual orientation, national origin, age or because of any arbitrary factor, such as socio-economic status, marital status, physical or mental handicap, and to extend housing choices and improvement of housing conditions on a non-segregated basis;

*Adopted by the County of Los Angeles Board of Supervisors, November 9, 1976. This resolution is referenced in the Implementation Chapter, Housing Action Program, Number 29.

NOW THEREFORE, it is hereby resolved,

That to implement this policy the County of Los Angeles will promote and support efforts by public and private agencies and citizen groups directed toward the following goals:

1. Equal opportunity in the acquisition and use of real estate.
2. An ample supply of decent housing for all families at every level of income and size, dispersed throughout the entire community, and in proximity to employment and other facilities.
3. Physically and socially diversified communities throughout the metropolitan area.
4. Improvement of the housing stock and neighborhood conditions in low income, blighted, segregated areas.
5. Stimulation and encouragement of attractive, safe, healthy, racially and economically diversified communities.
6. Stabilization and conservation of existing interracial areas.
7. Encouraging residential environments for all with concern for human dignity, individual welfare and opportunity.
8. Advocacy for the elderly, the poor, socially and physically handicapped, non-English speaking.

9. Promotion of harmony among tenants and among management, tenants, owners and the real estate industry.

BE IT FURTHER RESOLVED, the County of Los Angeles declares that all civil rights laws pertaining to housing and community development will be affirmatively supported on a county-wide basis, including Equal Opportunity Requirements of the Housing and Community Development Act of 1974;

BE IT FURTHER RESOLVED, that this support will include, but not be limited to, specific and geographically defined projects under administration of the County with funds made available through federal or State legislation;

BE IT FURTHER RESOLVED, that the Fair Housing Policy Resolution of March 27, 1973 is hereby reaffirmed with respect to the County "commitment to promote Fair Housing in the sale, lease or rental of housing without regard to race, color, religion or national origin"; and "that the County will work to resolve claims of housing discrimination"; and,

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby directs the County Commission on Human Relations to continue to pursue vigorously its ordinance mandate under Section 423 (b) and (c) of Article XXI, Ordinance 4099.

TECHNICAL SUPPLEMENT C-VIII

HOUSING ELEMENT POLICY/PROGRAM MATRIX, FUNDING
SOURCES AND TIME FRAME

The matrix in Table C-VIII.1 presents an integrated set of policies and programs that will provide a guide to decision making in matters related to housing. It is intended to show how each policy will be implemented in terms of type of action program, funding source and anticipated time frame for accomplishment. The heavy dependence on the general funds of the County of Los Angeles demonstrates the strong commitment to an adequate provision of housing and the recognition that, in the beginning, local initiative is a key factor. As is stated in the Housing Element, successful implementation will require the cooperative effort of both private and public sectors and the investment of a variety of resources. The specific Recommended Action Programs (with identification of agency responsibility) can be found in the Implementation Chapter, and the policies themselves are located in the Housing Element. These programs and policies, accompanied by proposed strategies, are also contained in Technical Supplement C-VI.

TABLE C-VIII.1
HOUSING ELEMENT
POLICY/PROGRAM MATRIX

Action Program	Policy No.																																		MAJOR FUNDING SOURCES**
	No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
1*		x	x		x	x		x	x																										5, 17, 21
2*		x				x										x																			5, 20
3*		x	x													x				x					x		x								5
4*			x						x															x		x									21, 22
5		x																x							x										20
6*		x					x																												20
7*		x	x	x																		x										x			20, 21, 22, 23
8*		x						x										x																	18, 20
9						x		x													x														4, 5, 6,
																																			8, 10, 11, 13, 15, 19
10							x																												20
11																																			20
12*			x													x	x	x		x		x				x					x				20
13									x	x											x												x		20, 21, 23
14*					x			x		x																							x		3, 4, 5, 6, 11, 20
15*							x											x					x												20***
16*					x			x										x		x													x		5
17*			x						x									x							x		x								5, 16, 17

Short term actions (indicated by ()) are anticipated to have a significant impact in three years or less. Long term actions (unasterisked) are anticipated to require more than three years to have a significant impact.

**Major Funding Sources: See Page C-99

***All State and Federal Housing Programs (Nos. 1-19).

Tech. Suppl.

C - 97

****Major Funding Sources:** See Page C-99

***All State and Federal Housing Programs (Nos. 1-19).

Tech. Suppl.

C-98

Short term actions (indicated by ()) are anticipated to have a significant impact in three years or less. Long term actions (unasterisked) are anticipated to require more than three years to have a significant impact.

TABLE C-VIII.1
HOUSING ELEMENT
POLICY/PROGRAM MATRIX

List of Major Sanding Sources

1. HUD Section 8 - New Construction
2. HUD Section 8 - Existing
3. HUD Section 8 - Substantial Rehabilitation
4. HUD Section 8 - Moderate Rehabilitation
5. HUD Community Development Block Grant
6. HUD Section 312
7. HUD Section 202
8. HUD Sections 265/235
9. HUD Conventional Public Hearing
10. U.S. Comprehensive Employment and Training Act (CETA)
11. California Deferred Rehabilitation Payment Loan
12. California Predevelopment Loans
13. California Homeownership Assistance
14. California Housing Advisory Service
15. California Home Management Training and Counseling
16. California Rental Housing Construction Program
17. California Housing Finance Agency
18. Cal-Vet Mortgage Program
19. HUD Urban Homesteading
20. County of Los Angeles General Fund
21. Lending Institutions
22. Non-Profit/Limited Divident Housing Sponsors
23. Construction Industry

TECHNICAL SUPPLEMENT C-IX
HOUSING ELEMENT ADDENDAIntroduction

On November 25, 1980, the Board of Supervisors authorized the preparation of addenda which provide supplemental information to the Housing Element of the County of Los Angeles General Plan. The material was requested by the California Department of Housing and Community Development in order to make the finding that the Housing Element complies with the 1977 State Housing Element Guidelines. Six addendums follow:

- Addendum One: Housing Construction - unincorporated area separated from total county projections.
- Addendum Two: Adequate Housing Sites - discussion of land supply and demand, based upon construction projections.
- Addendum Three: Housing Constraints - discussion of local governmental controls and natural constraints to the production of housing.
- Addendum Four: Anticipated Program Impacts - expected results for each of the 41 Housing Element programs.
- Addendum Five: Commitment to Action - clarifies the County's intent to implement the Housing Element programs.
- Addendum Six: Implementation Status - describes significant actions taken to implement major programs.

The addenda contain several tables enumerating housing demand and supply data for the unincorporated area. These are based upon an analysis of General Plan maps and projections, as well as on

background material used in Plan development. It should be noted that these projections for the unincorporated area - as well as any projections contained in the Plan - are estimates, rather than precise targets. The Plan does not "promise" that the projections will be achieved since projecting into the future is such an inexact science. To compensate for this realistic appraisal of the state-of-the-art in forecasting, a comprehensive monitoring system is being established to assure that the projections incorporate new information, such as the 1980 Census, as it becomes available.

Addendum One: Housing Needs Identification - New Construction

Table 1 delineates the portion of the 1975-2000 housing construction which is expected to occur in the unincorporated area. Of the total County construction of 630,000 units, 111,000 (18%) are projected for the unincorporated portion of the County.

Based upon residential building permits (which are slightly higher than actual construction), approximately 161,000 units were constructed between 1975 and 1980, 29,000 of which were in the unincorporated area. Table 1 also includes a short range (1980-1985) time frame projection.

TABLE C-IX.1
PROJECTED NEW HOUSING CONSTRUCTION
1975-2000
LOS ANGELES COUNTY

<u>Years</u>	<u>Total County Units</u>	<u>Unincorporated Area</u>	
		<u>Units</u>	<u>% of County</u>
1975-1980 (provisional estimate)	161,000	29,000	18%
1980-1985 (projected)	120,000	23,000	19%
1985-2000 (projected)	<u>349,000</u>	<u>59,000</u>	<u>17%</u>
1975-2000 Total	630,000	111,000	18%

Sources: California Construction Trends, Security Pacific National Bank (December issues, 1975-1979)
Department of Regional Planning Projections, 1980.

Addendum Two: Adequate Sites For Housing

The General Plan's Housing Element recognizes the County's existing housing shortage and corresponding high prices, and documents the significant impact of land costs on the price of housing. In addition, the Countywide Land Use Element further addresses the supply and suitability of land for residential use. Throughout both elements there is an analysis of both existing need and future demand for housing. The County General Plan sets forth a basic policy of more concentrated development. Implementation of this policy will encourage a balance between revitalization of existing urban development and sensitive, orderly development of vacant land which is suitable for urban uses, both within existing urban areas (infilling) and land contiguous to existing urban development (expansion).

Housing Demand

As previously noted in Table 1 (Addendum #1), approximately 111,000 housing units are projected to be constructed within the unincorporated area between 1975 and 2000. Table 2 breaks out the total expected construction by the major development processes which will interact to achieve the projected unincorporated construction. Table 3 provides a distribution of expected new housing units by planning area, while Table 4 provides an estimate of land demand for this level of construction.

Approximately 30% of the units projected for the unincorporated area is expected to be constructed within the existing urban boundary.

Here, revitalization activities will not only provide new housing--where needed--in areas of population concentration, but will also help restore and protect the general physical, economic and social health of these areas. This process will occur primarily in the older unincorporated communities such as West Hollywood, South Central Los Angeles, East Los Angeles and within the Century Freeway corridor. These areas are currently served by infrastructure, including public transportation. In addition, it is expected that the former Saugus Rehabilitation Center site will be recycled to residential use. The thrust of the General Plan is to minimize recycling and to maximize rehabilitation; therefore, residential recycling is expected to take place on only 900 acres. This land, representing scattered parcels for the most part, will become available mainly through the operation of the private market, with minimal public intervention.

Infilling of by-passed vacant land is also slated to take place in these same unincorporated communities, as well as within the more recently urbanizing communities such as Santa Clarita Valley, Quartz Hill, Hacienda Heights, Rowland Heights, Diamond Bar and Calabasas/Agoura (see Table 5). The infill process is appropriate on sites where infrastructure capacity is presently sufficient to support the new development.

Since most unincorporated territory lies outside the existing urban boundary, approximately 70% of all unincorporated construction is expected to occur within urban expansion and non-urban areas (See

Table 2). Between 1975 and 2000 non-urban construction is anticipated to supply approximately 12,000 units, while new housing in urban expansion areas is projected at 65,000 units--59% of the expected 1975-2000 unincorporated construction. For the most part, housing construction in the planned non-urban area will be limited by relatively low market demand and the presence of significant environmental constraints.

Non-urban areas are not intended as a major lower income housing resource, although mobile homes will serve this need to a limited extent in areas such as Antelope Valley. In addition, some lower income units may be appropriate in rural communities such as Val Verde and Topanga Canyon.

Residential Land Supply

Theoretically, the entire unincorporated housing stock could be available for recycling. However, since rehabilitation is a major thrust of the Plan, only 900 acres are expected to be recycled. (Some of this would be non-residential uses recycling to residential uses.) The residential infill land supply (see Table 5) in the unincorporated area is estimated at 2,700 acres representing parcels of approximately two acres and larger. This supply would be adequate to meet the projected 1,800 acre demand for infill housing.

The general location of potential urban residential expansion land is shown on Table 6. The 16,400 unincorporated acres designated on the Land Use Policy Map (see discussion in Land

Use Element, P. III-21ff) for residential uses within urban expansion areas are also adequate to meet the projected 12,700 acre demand for housing in this area. All urban expansion land is either presently served by, or contiguous to, major infrastructure.

A predominant concern of the Housing Element is the shortage of lower income housing. Residential development on urban expansion land can provide a significant contribution to meeting this need. The General Plan recognizes that 1) the precise design and location of future low- and moderate-income housing cannot adequately be reflected by mapped land use policy, and 2) relatively high densities are an important factor in the production of such housing. Thus, mechanisms for the development of low- and moderate-income housing--such as the Density Bonus Program--may modify the urban use type and intensity standards established by the General Plan.

TABLE C-IX.2
 PROJECTED NEW HOUSING CONSTRUCTION
 1975-2000
 LOS ANGELES COUNTY - UNINCORPORATED AREA
 BY MAJOR DEVELOPMENT PROCESS*

<u>Major Development Process</u>	<u>1980-1985</u>		<u>1975-2000</u>	
	<u>Housing Units</u>	<u>% of Total</u>	<u>Housing Units</u>	<u>% of Total</u>
Inside 1975 urban area:				
Revitalization (including recycling)	2,000	9	16,000	14
Infilling	5,000	21	18,000	16
Outside 1975 urban area:				
Urban Expansion	14,000	61	65,000	59
Non-Urban	<u>2,000</u>	<u>9</u>	<u>12,000</u>	<u>11</u>
TOTAL	23,000	100	111,000	100

Source: Department of Regional Planning Estimates

*For description of these processes, see
 County of Los Angeles General Plan, pp. 1 47-56.

TABLE C-IX.3

PROJECTED NEW HOUSING CONSTRUCTION
UNINCORPORATED AREA
1975 - 2000
(in Housing Units)

<u>Planning Area</u>	<u>Revitalization (including recycling)</u>	<u>Infilling</u>	<u>Urban Expansion</u>	<u>Non-Urban</u>	<u>Total</u>
San Fernando	0	0	700	500	1,200
Burbank/Glendale	200	400	0	0	600
West San Gabriel Valley	400	500	0	100	1,000
East San Gabriel Valley	400	1,000	18,100	1,500	21,000
Malibu/Santa Monica Mtns.	500	2,900	8,800	2,800	15,000
West	100	1,400*	0	0	1,500
Central	5,000	1,000	0	0	6,000
East Central	3,000	1,000	0	0	4,000
Southeast	500	500	0	0	1,000
South	500	1,300	0	0	1,800
Southwest	1,200	800	0	0	2,000
Santa Clarita Valley	4,100	6,700	25,600	3,000	39,400
Antelope Valley	100	500	11,800	3,900	16,300
Channel Islands	<u>0</u>	<u>0</u>	<u>0</u>	<u>200</u>	<u>200</u>
TOTAL UNINCORPORATED AREA	16,000	18,000	65,000	12,000	111,000

Source: Department of Regional Planning Estimates.

*Does not include additional potential housing construction in the Marina Del Rey Area which will be determined by the LCP.

TABLE C-IX.4
 PROJECTED URBAN AREA RESIDENTIAL LAND DEMAND
 LOS ANGELES COUNTY UNINCORPORATED AREA
 1975-2000
 (In Acres)

<u>Planning Area</u>	<u>Recycle</u>	<u>Infill</u>	<u>Expansion</u>	<u>Total</u>
San Fernando	0	0.	100	100
Burbank/Glendale	10	50	0	60
West San Gabriel Valley	20	50	0	70
East San Gabriel Valley	20	120	3,100	3,240
Malibu/Santa Monica Mtns.	30	430	2,300	2,760
West	5	75	0	80
Central	200	50	0	250
East Central	135	50	0	185
Southeast	25	50	0	75
South	25	100	0	125
Southwest	50	75	0	125
Santa Clarita Valley	370*	675	4,810	5,855
Antelope Valley	10	75	2,390	2,475
Channel Islands	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Unincorporated Area	900	1,800	12,700	15,400

Source: Department of Regional Planning Estimates

*Approximately 250 acres of Santa Clarita Valley's estimated recycle is expected on the former Saugus Rehabilitation Center site.

Table C-IX.5

POTENTIAL URBAN RESIDENTIAL INFILL LAND SUPPLY
UNINCORPORATED AREA
(In Acres)

<u>Planning Area</u>	<u>Low & Low/Medium Density</u> (1-12 units/acre)	<u>Medium & High Density</u> (12 + units/acre)	<u>Total</u>
San Fernando	0	0	0
Burbank/Glendale	0	50	50
West San Gabriel Valley	0	50	50
East San Gabriel Valley	300	100	400
Malibu/Santa Monica Mtns.	400	200	600
West*	0	100	100
Central	0	50	50
East Central	0	50	50
Southeast	0	50	50
South	0	200	200
Southwest	0	100	100
Santa Clarita Valley	500	200	700
Antelope Valley	200	150	350
Channel Islands	<u>0</u>	<u>0</u>	<u>0</u>
Total Unincorporated Area	1,400	1,300	2,700

Source: Department of Regional Planning - Estimates made from the 1975 Land Use Survey.

*Does not include infill land supply in Marina Del Rey Area which will be determined by the LCP.

- Notes:
- 1) All figures rounded to the nearest 50 acres.
 - 2) The 1975 Countywide Land Use Survey was prepared at a resolution of approximately 2 acres, therefore, all figures exclude vacant parcels of under 2 acres in size.
 - 3) City boundaries are as of November 25, 1980.
 - 4) Implementation of the General Plan's infilling and low and moderate income housing policies may result in an undetermined amount of the low & low/medium density acreage to be actually constructed at a higher density.

TABLE C-IX. 6
 POTENTIAL URBAN RESIDENTIAL EXPANSION
 LAND SUPPLY - UNINCORPORATED AREA
 (In Acres)

<u>Planning Area</u>	<u>Low-Density</u> (1-6 units/acre)	<u>Low/Med Density</u> (6-12 units/acre)	<u>Med Density</u> (12-22 units/acre)	<u>Total</u>
San Fernando	0	100	0	100
Burbank/Glendale*	0	0	0	0
West San Gabriel Valley*	0	0	0	0
East San Gabriel Valley	2,600	400	300	3,300
Malibu/Santa Monica Mtns.	2,100	400	100	2,600
West*	0	0	0	0
Central*	0	0	0	0
East Central*	0	0	0	0
Southeast*	0	0	0	0
South*	0	0	0	0
Southwest*	0	0	0	0
Santa Clarita Valley	5,000	500	100	5,600
Antelope Valley	4,500	200	100	4,800
Channel Islands*	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Uninc. Area	14,200	1,600	600	16,400

*New residential construction in the unincorporated portions of these Planning Areas will result entirely from infilling and recycling activities. New residential construction in unincorporated Channel Islands will be mainly infilling of the Two Harbors rural community.

Notes: 1) all figures rounded to nearest 100 acres.
 2) city boundaries as of November 25, 1980.
 3) implementation of the General Plan's low and moderate income housing policy through the Density Bonus Program may result in an undetermined amount of lower density acreage to be actually constructed at a higher density.

Source: Measurements taken from 1980 County of Los Angeles General Plan's General Development Policy and Land Use Policy Map.

Section Three Housing Constraints-Unincorporated County

General constraints to the production and maintenance of housing in Los Angeles County are discussed on pages IV-24 through IV-27 of the Housing Element. Addendum #3 examines those constraints more specifically in terms of their impact on housing in the unincorporated County. Controls imposed by County government which influence housing are of particular concern. The General Plan addresses these constraints and, where feasible, establishes policies and programs to minimize their negative impact.

Regulations at all levels of government are designed primarily to balance housing needs and desires with other public concerns such as health and safety, service costs, and open space and natural resource needs. Housing is a long-term investment; it should be designed and constructed to meet not only existing needs but also the projected needs of future generations.

A prime housing component is land. Many County regulations and policies which control land development are in response to State mandates, such as CEQA and the Open Space Lands Act, as well as local policies regarding the protection of life and property from hazards, the conservation of significant environmental resources, and the protection of community values and character. Environmental regulations pertaining to the development of raw lands are particularly influential in the unincorporated County, since--due to the urbanization/incorporation process--most of the County's undeveloped land is in the unincorporated area.

The County's land development and construction regulations can add to housing costs in various ways. For existing housing, rehabilitation or remodeling may require that new, higher standards be met. This cost may be so great that such work is either avoided completely, done without the proper permits and inspections, or--if it is done--results in significantly higher monthly housing costs, especially if the work is financed at high interest rates.

Standards for new construction--from zoning and subdivision design requirements to specific construction techniques--are based on proven methods; old ways, thus, generally prevail over the development and use of new materials and techniques.

While these regulations are designed for the two-fold purpose of protecting existing residents and assuring that initial quality reflects long-term housing needs, their administration may negatively impact the immediate supply of lower income housing and drive up the initial cost of all new housing.

The length of time necessary to obtain required zoning, subdivision, building and other permits can be a significant cost factor in new construction. The building industry estimates that each month's delay can add up to 2% to the cost of a new unit. State regulations specify required public hearings, legal minimum time periods for public review and mandate environmental assessments. Beyond these time requirements for the processing of County projects, the limited availability of County staff resources and

calendar constraints on public hearing schedules negatively affect the time-frame needed to process applications.

The fees (see following schedule) collected as part of the entire project development process are also reflected in the price of new housing. The cost of permits also impacts the cost of rehabilitation work. The County's fee structure is designed to recover all direct processing costs to the County and is not used for any other purpose.

A further type of constraint to the expansion of the housing supply is both the availability of public funds for capital improvements/services and the development restrictions imposed when these features are lacking in an area. Portions of the Santa Clarita Valley and the Malibu coastal area are examples of areas with sewage problems. Development which cannot be absorbed by existing systems (where available) must either be denied or limited to parcels sufficiently large to accommodate septic systems, or approved conditionally so that development can proceed only after the necessary infrastructure is made available.

In a similar manner, areas such as Agua Dulce, Leona Valley and Sand Canyon face water supply problems; developments approved in areas such as these are carefully evaluated as to their impacts on the local water supply.

New developments are required to provide land or funds for certain types of public facilities, such as parks and schools, and to install necessary infrastructure; these developments also con-

tribute to County tax reveunes. It is often necessary, however, for the County to make large initial outlays for essential facilities and services not provided by the private sector. These funds are not always immediately available, which discourages housing expansion in these areas.

The location of lower income housing is also constrained by the limitations of the County's public transportation system. County policies require the consideration of transportation access to employment, services and other facilities when approving developments likely to serve low- and moderate-income persons. Lack of public transportation in outlying areas, therefore, can discourage the development of such housing, unless jobs and other basic services and facilities are conveniently located.

TABLE C-IX.7

LOS ANGELES COUNTY FEE SCHEDULE

<u>PROCESSING</u>	<u>FEE</u>
<u>Subdivision Fees:</u>	
Tentative Tract	\$1,500 ++ + \$50/Lot (1-25) + \$25/Lot (26-50) + \$10/Lot (51+)
Tentative Minor Land Division	\$1,400
<u>Zoning Fees:</u>	
Conditional Use Permits	\$880
Variance	\$880
Zone Change	\$1,200
<u>Environmental Documentation Fees:</u>	
Initial Study	\$70
Major Environmental Impact Report (EIR)	\$1,890 + \$225/ Environmental Factor
Minor EIR	\$840 + \$225/ Environmental Factor
<u>Variable Fees:</u>	

Several types of fees are based upon the size, type and location of the project. These fees can amount to several hundreds of dollars per unit. The most significant variable fees include:

- Building and construction permit and inspection fees.
- Utility hook-up fees.
- School site dedication or fees.
- Park site dedication or fees.

January 1981

Addendum Four: Anticipated Program Impacts

Many of the 41 Housing Element implementation programs are designed to achieve measurable objectives. Others contribute indirectly to the achievement of these specific objectives as well as to broad goals. This addendum provides a statement of anticipated impacts for each program, quantified wherever appropriate. A brief program description is provided here. See Technical Supplement C-VI for complete program text.

<u>Program</u>	<u>Summary Description and Anticipated Impact</u>
<u>Number</u>	

1. Revenue bond program

Initial issuance of approximately \$50 million in tax-exempt revenue bonds during 1981 (contingent upon developer participation) which will provide for construction of approximately 800 rental units. Subsequent issues are expected to provide at least 2,500 units by 1985.

2. Lower income housing sites

Listing of suitable housing sites which will allow timely response by the County to HUD, CHFA and other notices of funding availability and to developer requests for assistance in locating sites.

3. Land write-downs

Use of an estimated \$5 million in CDBG funds by 1985 for the purpose of subsidizing land or infrastructure costs for lower income housing. (Number of units assisted will depend on location of sites; a balance will be sought between site suitability and land price. This activity is included in Program 22 impacts).

4. Joint venture housing developments

Increased investment funds for lower income housing.

5. Multi-family mortgage insurance

Increased construction of rental housing.

6. Mixed-use developments
More efficient utilization of existing structures and revitalization of older urban areas.
7. Inclusionary zoning
Impact uncertain.
8. Increased Cal-Vet mortgage terms
Increased number of persons qualified for Cal-Vet loans.
9. Eminent domain for abandoned housing
Additional lower income ownership units available; number to depend on foreclosure activity.
10. Appropriate conversion of non-residential structures
More efficient use of existing resources. Funding, public acceptance and alternative uses of obsolete structures are uncertainties which preclude estimation of program impact.
11. Use of pension funds
Increased mortgage funds for affordable housing.
12. Housing Task Force
Improved efficiency of County housing functions. Short range impact is operation of Program #1, tax-exempt mortgage revenue bonds.
13. Code revisions to encourage rehabilitation
Rehabilitation of a substantial number of the estimated 28,000 unincorporated housing units needing rehabilitation.
14. Flexible code enforcement
Revitalization of neighborhoods based upon local needs and characteristics.
15. Maximize CDBG funding
Impact uncertain due to shift in Federal funding priorities.
16. Rehabilitation rebate incentive
Five year target of 5,200 owner-occupied units assisted by rebates for major repairs. (Included in Program 22 impacts).

17. Loan leveraging

Access to private loan funds based upon the security of County deposits. A 5:1 leverage is currently available.

18. Coordinate capital improvements

Contribution to the basic General Plan policy of a more concentrated pattern of urban development.

19. Local housing improvement program

Minor repairs and maintenance to low- and moderate-income owner-occupied households.

20. Rehabilitation loans for rental housing

Provision of below market interest rate loans for the repair of approximately 1,500 rental units over the next five years. (Included in Program 22 impacts).

21. Urban Homesteading Program

Increased availability of low-cost ownership housing through the Urban Homesteading Program.

22. (See next page)

22. Housing assistance funds

The following targets incorporate figures contained in Table C-IV.1 (page C-62).

TABLE C-IX.8
LOW AND MODERATE-INCOME HOUSING OBJECTIVES
UNINCORPORATED LOS ANGELES COUNTY
SHORT RANGE TARGETS (1980-1985)

<u>Program</u>	5 Year Targets:	
	<u>Owner Units</u>	<u>Rental Units</u>
Section 8 New Construction		7,000
Section 8 Existing		2,300
Section 8 Substantial Rehab		100
Section 8 Moderate Rehab		300
Low Rent Public Housing		800
Section 312	600	
Rehabilitation and Modernization Program (RAMP) (CDBG)		
Major Reconstruction ("New")	300	500
Rehabilitation	500	500
Revolving Loan Fund (County)	200	
Landbanking		1,000
Tax-exempt Revenue Bonds	500	2,000
Neighborhood Development Program (Tax Increment Financing)		
New Construction	100	400
Rehabilitation	200	1,000
CHFA Bonds/Title I	400	
Mortgage Assistance Program (CHFA)	100	
Handyman (CDBG, CETA)	4,000/yr.	
Leverage Loans (CDBG)	1,500	
Deferred Loans (CDBG)	2,500	
Maintenance Assistance Grant (CDBG)	400	
Deferred Rehabilitation Payment Loan (CHFA)	100	200
House Expansion Loan (CDBG)	50	
Section 202		500
Section 265/235	50	

1 CDBG funds for land purchase; private funds for construction (some landbanking to be used for Section 8 New Construction units--not included in landbanking targets).

2 Target figures are for low-and moderate-income units only (approximately 30% of all units constructed under bond program).

3 Number of repair jobs--includes major repairs (roofs, plumbing) as well as minor repairs (paint, faucets, insulation).

Source: Department of Regional Planning

23. Information and counseling program

Improved information and access for lower income residents to a variety of housing services.

24. Lower income housing distribution

Monitoring the compliance with the provisions of the County's Lower Income Housing Distribution Policy.

25. New mortgage programs

Increased proportion of the population qualified for home-ownership loans.

26. Monitoring system

More timely and sensitive measures of the impacts of housing programs.

27. Repeal of Article 34

Facilitation of additional low-rent public housing developments.

28. Housing Authorities

Expansion of lower income rental housing opportunities.

29. Monitor Fair Housing Resolution

Decreased incidence of discrimination in sales, rental and financing of housing.

30. Rent control

Protection on long-term tenants within the low and moderately priced portion of the County's 60,000 rental units from excessive rent increases.

31. Condominium conversion control

Prevention of the conversion of rental apartments to condominiums when standards are inappropriate for ownership.

32. Density Bonus Program

Voluntary inclusion of an average of 25% low- and moderate-income housing in all new construction projects; if this level is achieved, over 5,000 new low- and moderate-income units would be constructed by 1985.

33. Fast-track processing

Development cost reduction on all housing within developments containing at least 10% low- and moderate-income housing. (A development typically requiring 17 months to process can optimally be processed in 4 months, with cost savings averaging 1% to 2% per month).

34. Update ordinances to reduce costs

Increased investment in new construction and construction cost-savings.

35. Affordable housing committee

Development and support for a broad range of new housing programs.

36. State housing testing laboratory

Improved efficiency in housing construction.

37. Increase limits on federal mortgage loans

Increased proportion of households eligible for Federal mortgage insurance programs.

38. CEQA exemptions in urban areas

Decreased time for obtaining construction approvals.

39. Anti-speculation tax

Discouragement of speculative home buying, which contributes to price increases.

40. Energy conservation standards

Decreased energy costs for maintaining housing complying with new standards.

41. Energy efficient construction

Construction of 10,000 to 15,000 homes between 1980 and 1985 utilizing energy efficient design guidelines.

Addendum Five: Commitment To Action

In order to clarify the intent of the introduction to Technical Supplement C-VI, it is important to understand that the action programs are designed to provide direction and a course of future action for the various County departments and/or other agencies. Funding will come from a variety of sources. Local public powers will implement all programs not contingent upon the availability of funds from other government agencies. The tax-exempt housing revenue bond program approved by the Board of Supervisors on January 26, 1981 is an example of the County's commitment to the use of local powers in addressing its housing problems. For programs based on budgets of other governmental agencies, the County will fully pursue the acquisition of housing program funds for which it is eligible. When these funds are limited or unavailable, the programs which they were to have implemented will be adjusted accordingly, and alternative programs and funds will be sought.

The effectiveness of many of these programs will be ascertained through the monitoring system described in Technical Supplement D-1. This information will allow an ongoing assessment and re-evaluation of housing strategies and programs, as well as provide much of the information necessary to comply with the five-year update requirements contained in the 1977 Housing Element Guidelines. (The County recognizes that AB 2853, enacted after adoption of the Housing Element, now requires that the first update must be completed by July 1, 1984).

Addendum Six: Implementation Status-Selected Programs

The following statements expand on the strategy statements of selected programs, as presented in Technical Supplement C-VI. They reflect the progress made to implement various programs through December 1980.

Program 1:

The Board of Supervisors has authorized the County's Housing Task Force (see Program #12) to work with a managing underwriter, bond counsel and housing developers to prepare a bond issue which is anticipated to go on the market in early 1981. It will be the first program in the nation to utilize tax-exempt revenue bonds for the construction of low- and moderate-income rental apartments.

Program 3:

The land write-down program is being used in conjunction with the revenue bond program (see Program 1), which has been drafted to include the possible use of Block Grant funds to offset land costs for low-income housing.

Program 7:

A study of inclusionary zoning was conducted by the Department of Regional Planning in 1980. The study indicated that at this time, the use of incentives-rather than mandatory requirements--for the inclusion of lower-income housing in new development is the more effective strategy. The use of incentives will be monitored to determine their effectiveness. If incentives fail to produce an appropriate amount of lower income housing in new development, an ordinance amendment mandating the inclusion of lower income housing will be considered for adoption by the County.

Program 30

The County's Rent Control Advisory Board's operation has been expanded to develop policy and program input designed to stimulate the development of rental housing.

Program 32

The Department of Regional Planning has prepared a proposed density bonus program and has drafted an implementing ordinance. After refinement, a proposed Density Bonus Ordinance will be reviewed by the Regional Planning Commission and scheduled for public hearings. Adoption of the program and ordinance by the Board of Supervisors is expected in the first half of 1981.

Program 33

The recently established fast-track processing system for lower income housing has reduced the average time to obtain zoning and subdivision approvals from 17 months to four months, while still observing all legal mandates for environmental considerations and public review.

Program 41

The Department of Regional Planning has drafted guidelines for passive solar subdivision design. Upon review by appropriate governmental agencies, these guidelines will be incorporated into a comprehensive solar use package to be used in conjunction with building codes, zoning ordinance and subdivision ordinance.

TECHNICAL SUPPLEMENT D
IMPLEMENTATION CHAPTER

IMPLEMENTATION TECHNICAL SUPPLEMENTS

IMPLEMENTATION TECHNICAL SUPPLEMENTS

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TECHNICAL SUPPLEMENT D-I

GENERAL CONCEPT AND APPROACH TO
PLAN MONITORING

OVERVIEW AND GENERAL APPROACH

The County of Los Angeles General Plan recommends the establishment of a Plan monitoring system which would provide decision makers with timely information about changes in urban development trends and social or economic conditions. The following statement elaborates on the general concept and approach to the Plan monitoring system as described in the General Plan (See Implementation Chapter, pp. VIII-21 to 30).

Monitoring is a key component of the Plan implementation effort. It involves gathering and analyzing information about decisions, trends, conditions and events affecting a planning jurisdiction and determining its significance relative to the Plan. The recognition and management of change that is significant for the realization of the Plan is its fundamental concern. Monitoring enables decision makers to respond to change by periodically adjusting the Plan to keep it relevant to unanticipated forces and conditions. It also helps decision makers evaluate the extent to which Plan goals and objectives are being achieved and to assess the effectiveness of implementation strategies and programs.

In addition to providing an objective measure of the ongoing effectiveness of the strategies of the General Plan, monitoring can provide essential information for the Regional Planning Commission and the Board of Supervisors on such key subjects as:

1. Market demand for housing as compared to the land supply;
2. Environmental factors such as natural resources and hazards; and,

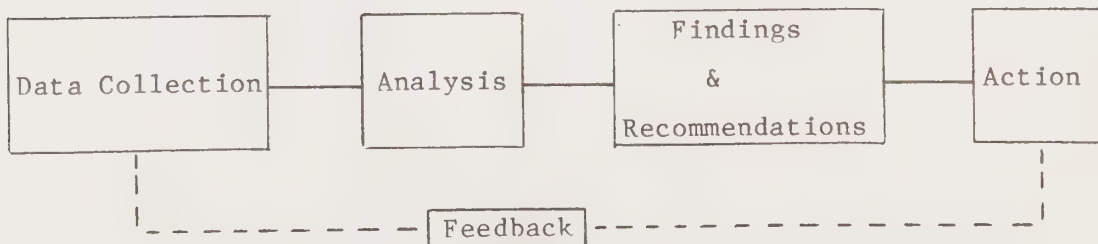
3. Cumulative impact of individual development proposals.

Plan monitoring will not duplicate the detailed, specialized monitoring systems which other agencies already operate. Wherever possible, information from other more specialized monitoring activities will be collected and used in order to conserve scarce resources. Nevertheless, development of comprehensive, computer-assisted plan monitoring for an area as dynamic and complex as Los Angeles County is a major undertaking requiring the commitment of substantial resources over a period of several years. While development of such a system is a desirable long term objective, an interim system is needed that will function effectively in the short run.

This section sets forth the general concept and approach to Plan monitoring and includes an initial specification of data needs. Initially an interim system will be developed that will evolve into a more comprehensive computer assisted system as dictated by the balance between needs, available resources and the technical feasibility of specific monitoring activities. Because of the nature of the County planning function, the interim monitoring system will consist of two separate but interrelated sub-systems, the countywide and the unincorporated area systems.

The monitoring process (see Figure D-I.1) for both sub-systems involves five major steps: data collection, analysis, findings and recommendations, actions, and feedback.

FIGURE D-I.1
THE MONITORING PROCESS



annual estimates of fertility, migration, age/sex, ethnic/racial mix, and updated population projections by age and sex for 1985 and 2000.

2. Housing

This data category includes semi-annual estimates of household size, housing units by type, vacancy rates, new construction by type, demolitions by type, trends in cost factors, prices and rents as related to household income, housing condition, household formation, subsidized housing, private and public rehabilitation, and housing unit projections by type of unit for 1985 and 2000.

3. Economic

This data category includes estimates of countywide employment by major industrial sector, wage and salary employment, countywide estimates of personal income, countywide estimates of unemployment, value of construction, office space and occupancy rates, retail space and sales volumes, industrial space and occupancy rates, changes in the market value of land and improvements, the location of major public capital investments, and employment projections for 1985 and 2000. A strong effort will be made to develop geographic breakdowns of unemployment within the County.

4. Land Use

This data category includes the 1970 and 1975 countywide inventory of generalized existing land use (and current zoning); the results of the jointly sponsored Southern California Edison and Department of Regional Planning computerized land use survey for portions of the County scheduled for completion in 1980; data on trends in the location, type and amount of recycling, infilling and urban expansion; and, land use projections for 1985 and 2000.

TABLE D-I.1

PROJECTED POPULATION, EMPLOYMENT AND HOUSING UNIT CHANGES

BY PLANNING AREA, 1975-85

	<u>Population Gain</u>	<u>Employment Gain</u>	<u>New Housing Construction</u>
San Fernando	68,000	42,000	46,000
Burbank/Glendale	15,000	14,000	16,000
West San Gabriel Valley	7,000	12,000	14,000
East San Gabriel Valley	60,000	45,000	43,000
Malibu/Santa Monica Mountains	22,000	7,000	11,000
West	14,000	20,000	20,000
Central	24,000	24,000	28,000
East Central	32,000	15,000	21,000
Southeast	11,000	18,000	14,000
South	11,000	28,000	17,000
Southwest	18,000	24,000	21,000
Santa Clarita Valley	40,000	20,000	16,000
Antelope Valley	23,000	11,000	12,000
Channel Islands	*	*	*
LOS ANGELES COUNTY**	345,000	280,000	281,000

*Less than 1,000

**Planning area sums do not equal LOS ANGELES COUNTY total
because of rounding.

Source: Los Angeles County Department of Regional Planning.

TABLE D-I.2
 PROJECTED URBAN LAND USE CHANGES
 BY PLANNING AREA (IN ACRES)
 1975 - 1985

	<u>Recycle*</u>	<u>Infill</u>	<u>Urban Expansion</u>
San Fernando	900	3,800	1,600
Burbank/Glendale	1,000	800	200
West San Gabriel Valley	1,000	1,000	200
East San Gabriel Valley	600	6,800	5,000
Malibu/Santa Monica Mtns.	Negligible	400	2,600
West	1,200	500	700
Central	1,400	800	0
East Central	1,200	1,000	0
Southeast	900	2,800	200
South	900	3,000	0
Southwest	800	3,000	0
Santa Clarita Valley	100	1,000	3,500
Antelope Valley	100	800	4,500
Channel Islands	Negligible	Negligible	Negligible
LOS ANGELES COUNTY	10,100	25,700	18,500

*Includes recycling by the private market.

Source: Los Angeles County Department of Regional Planning.

5. Environment and Natural Resources

This data category includes the computerized ESRI natural resources inventory which includes information on natural resources and hazards; data on agricultural production and acreage; data on air pollution; energy and water consumption; and, solid and liquid waste volumes.

6. Transportation

This data category includes current estimates of vehicle registration; vehicle miles traveled; auto occupancy; public transit ridership; and highway and transit improvements. It will be expanded to include current data on traffic volumes and capacities of major arterial roads and freeways.

Collection of the above data categories is considered a minimal requirement in the process of effectively monitoring implementation strategies and programs. Many other factors designed to help balance need with the availability of resources could be added as the system evolves. For example, social and human resources data including trends in welfare, health, crime, education and occupational training would be needed in order to evaluate the revitalization strategy. Data on investment flows and federal, State, and city policy changes should be incorporated into the system.

Analysis

Information taken selectively from one or more of the data categories will be used for measuring progress toward meeting Plan goals. As an example, major sub-sets of the urban development strategy are: revitalization of older urban areas; infilling of bypassed land; enhancement and development of multipurpose centers; and, providing new urban development in suitable locations. The land use data category would provide information about trends in the amount, type and location of recycle, infill and new development; the housing data category would provide information about trends in housing conditions, meeting housing

needs, and residential rehabilitation; the economic data category would show major public improvements and changes in property values, retail sales, and office or retail space in major activity centers; and the transportation data category would provide information on transit improvements and trends in ridership.

Though the above data categories are indicators of change, they do not make clear its significance or meaning. Processing the data inputs involves determining their meaning or significance in relation to the Plan. Thresholds and tipping points must be defined. A threshold indicates that a given situation has reached a point where policy intervention is desirable or necessary. A tipping point is the last possible opportunity for action. After that, action options have been lost or are no longer relevant. Thresholds and tipping points for any single factor may vary from time to time and community to community. They generally must relate both to the intent of the Plan and to the requirements of a specific situation, and may be subject to modifications as circumstances change.

Findings and Recommendations

The results or outputs of countywide monitoring will be reported to the Board of Supervisors and the Regional Planning Commission on an annual basis. These reports, also available to the public, will highlight major decisions, events, new trends and changing conditions; outline progress and problems in implementing the Plan; and, most importantly, contain policy and program recommendations for responding to identified changes.

Action and Feedback

One of the monitoring system's most important functions is to help maintain the relevance of the Plan to the County's changing needs and conditions. The system must survey for the possibility that certain Plan policies might have no appreciable effect, undesirable side-effects or incomplete effects when compared to Plan objectives. The County should respond with appropriate

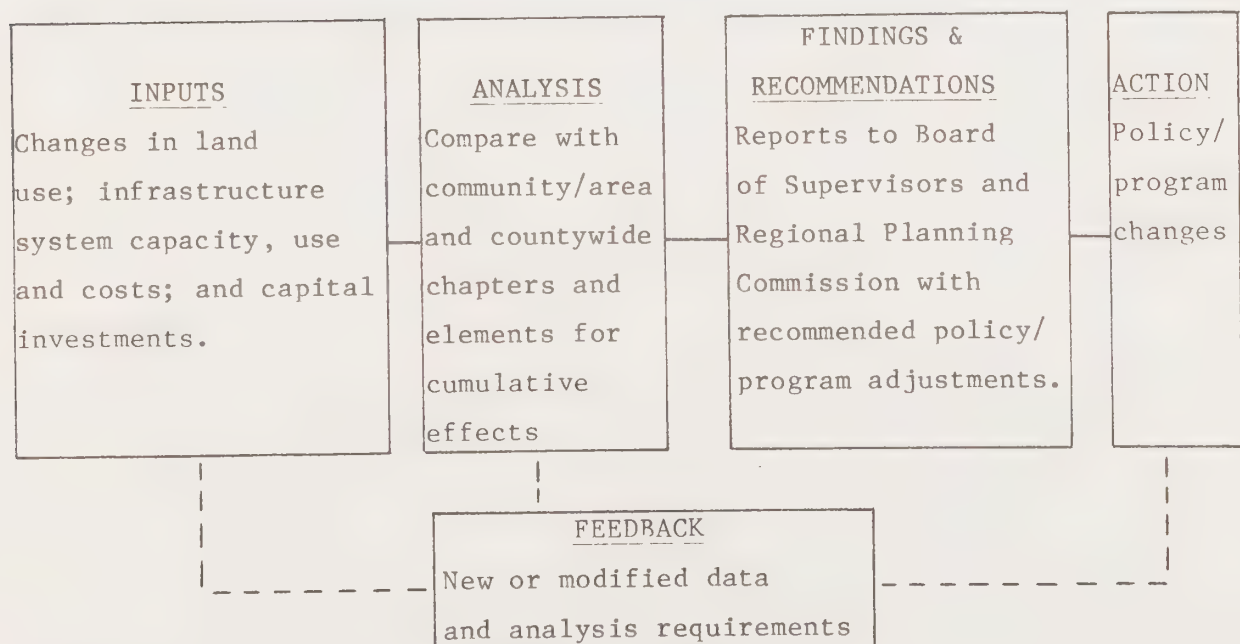
modifications to the policy and/or program content of the Plan. The modifications to the Plan may cause a need to collect new data or adjust the data sets. The interim monitoring system will be subject to ongoing modification and improvement.

Sub-System II: The Unincorporated Area Monitoring System

The functions of unincorporated areas monitoring are to facilitate decision making on day-to-day development proposals including requests for zone changes, variances, permits, and land divisions; and to translate the experience gained into general policy and program recommendations aimed at keeping the Plan relevant to unincorporated area needs. The unincorporated area monitoring system (see Figure D-I.3) will identify the cumulative effects of construction activity, zoning, land division and capital programming and investment taking place at the community and areawide plan level.

FIGURE D-I.3

UNINCORPORATED AREA MONITORING SYSTEM



Data Collection

Determining cumulative effects in unincorporated areas involves monitoring the following major factors:

- Decisions on zone changes, use permits, variances, and subdivisions or minor land divisions.
- Capital spending decisions for transportation, water and sewer projects.
- The capacity and current usage of transportation, water, sewerage and school systems.

In order to provide the context for the activities and conditions listed above, the following indicators would also be monitored in unincorporated areas:

- Population change in relation to projections (see Table D-I.3);
- Land prices;
- Value of new construction by type;
- Residential construction and demolitions by type;
- Community development program and projects;
- The amount of new urban expansion and infill;
- The supply of suitable land and its zoning;
- Incorporations and annexations; and,
- The public costs of providing and maintaining services in proposed developments in relation to public revenues expected.

Analysis

By identifying the cumulative effects of various land use and urban infrastructure decisions, distinctions can be made between additive and multiplier effects. Additive effects can be estimated by summing the quantitative aspects of individual decisions. Multiplier effects result in new growth inducing uses not previously existing in a community.

Development decisions generate both additive and multiplier effects. The following example illustrates the concept of additive and multiplier effects in land use terms.

TABLE D-I.3
 UNINCORPORATED AREA
 POPULATION PROJECTIONS
 1975-2000 BY PLANNING AREA

	<u>1975</u>	<u>2000</u>	<u>Change 1975 - 2000</u>
San Fernando	1,000	2,000	1,000
Burbank/Glendale	19,000	20,000	1,000
West San Gabriel Valley	89,000	91,000	2,000
East San Gabriel Valley	234,000	284,000	50,000
Malibu/Santa Monica Mountains	42,000	77,000	35,000
West	11,000	13,000	2,000
Central	145,000	152,000	7,000
East Central	108,000	113,000	5,000
Southeast	84,000	86,000	2,000
South	22,000	25,000	3,000
Southwest	86,000	88,000	2,000
Santa Clarita Valley	63,000	165,000	102,000
Antelope Valley	37,000	76,000	39,000
Channel Islands	400	500	100
LOS ANGELES COUNTY*	941,000	1,190,000	251,000

*Planning areas sums do not necessarily equal LOS ANGELES COUNTY total because of rounding.

Source: Los Angeles County Department of Regional Planning.

Note: These projections treat those incorporations and annexations between 1975 and 1978 as having occurred by 1975.

The example is a rural community where land divisions and building permits over a 5 year period result in the addition of 50 more dwelling units to the 100 existing units. At the same time, capital investments in improvements in the highway linking the community to a park 10 miles away cause weekend recreational traffic to rise from 500 to 2,000 trips. As a consequence of demand created by expanded population and traffic, a restaurant, a gas station and 25 recreation homes are developed. In this example, the new households and the new through traffic are additive effects, while the gas station, restaurant and the recreation homes are multiplier effects.

The basic instruments for interpreting the significance of cumulative effects are the community and areawide plans as well as the county-wide chapters and elements of the General Plan. For an area as complex as Los Angeles County, it is not practical to attempt to quantify criteria for all potential cumulative impacts, for this would require a very detailed and accurate data base including, for example, the unused capacity of infrastructure systems not currently available. Only very general criteria can be suggested for identifying multiplier effects. As Plan implementation proceeds, more detailed criteria will be developed and applied to particular localities or specific problems. The monitoring system is designed to identify the impact of:

- Proposals which require a significant alteration or expansion of part of the urban infrastructure;
- Proposals which generate significant private investment and employment increases;
- Proposals which generate a significant change in traffic; and,
- Proposals which cause a significant increase in demand for public services including police, fire and school personnel.

As discussed earlier in this chapter, the significance of data and information will be determined by relating them to the established thresholds and tipping points developed as part of a continuous implementation process.

In general terms, thresholds are "flags" which indicate when it is desirable to initiate actions in response to developing trends or a series of routine decisions. Some examples of thresholds are:

- The population capacity of cumulative development proposals differs significantly from projected population change in a planning area or community;
- The housing unit capacity of cumulative development proposals differs significantly from projected housing development;
- The types, amounts and patterns of the cumulative development proposals differ significantly from planned types and amounts of land uses;
- A pattern of cumulative development (not individual projects) results in densities significantly different (higher or lower) from planned densities;
- The unused capacity of water, sewer, highway and school systems available to provide service to new developments is significantly reduced; and
- A proposal that would result in above average public costs.

The emphases in the monitoring of cumulative effects will depend on whether areas monitored are to remain status quo or are expected to undergo major changes. Where preservation of the status quo is to be promoted (open space, rural areas and urban conservation/maintenance areas), the monitoring system should concentrate on identifying unintended effects as a prelude to preventive action. In areas where major changes are promoted (revitalization, infilling, and new urban expansion areas), the monitoring system should emphasize scanning for intended effects as a prelude to supportive action.

Findings and Recommendations

Unincorporated area monitoring would result in semiannual reports to the Regional Planning Commission, and annual reports to the Board of Supervisors. The reports would describe changes in

trends and conditions in unincorporated communities; summarize the cumulative effects of development proposals and decisions; identify the policy implications of proposed developments; and make recommendations for actions to support or change Plan policy.

Action and Feedback

The occurrence of threshold or tipping point conditions singly or in combinations would trigger a review and action by the Regional Planning Commission and/or the Board of Supervisors. Actions taken might include authorization of new community planning studies, development of specific plans, modification of land management policies, ordinance amendments, urgency ordinances, plan amendments or other suitable responses.

As discussed earlier, at any point in the sub-system process a need to modify the data set and analysis may be noted. This is especially true subsequent to actions such as those above.

Review Process

The results of Plan monitoring will be reviewed by groups which are advisory to the Regional Planning Commission and the Board of Supervisors. The Countywide Citizens' Planning Council (CCPC), General Plan Policy Review Board (GPPRB) and Area Planning Councils all have contributed to the formulation of the Plan and implementation recommendations. These groups will play an essential role by assisting the Commission and the Board in developing the actions suggested as a result of Plan monitoring.

In addition to these advisory bodies, the proposed Committee on Affordable Housing and the recently established Economic Development Council will be asked to review the Plan monitoring reports and make recommendations within their areas of expertise (see Implementation Chapter: Action Program IV-26 of the Housing Element and Action Program VII-27 of the Economic Development Element).

Future Development of Plan Monitoring

It is the intent of this implementation program that the monitoring system ultimately be transformed from a manual operation to a computer-assisted operation; and cover a much wider range of social, economic and environmental factors within a more fine-grained geographic framework. Cities, major unincorporated communities, and census tracts will be used as geographic monitoring units where appropriate. More emphasis will be placed on monitoring decisions, and on changes and trends in incorporated areas in order to provide an improved basis for city/County coordination. Interim monitoring will concentrate on easily accessible, quantitative information relating to changes in population, housing, employment and land use. Future refinement of the system will give increasing weight to such factors as the composition and structure of the population and the economy, demand for various housing types and shifts in housing quality. Increasing attention will be given to environmental quality factors such as changes in air quality. In addition, County sponsored capital improvements and capital spending by cities and other levels of government should ultimately be included in the data base. Finally, public opinion surveys should be conducted to keep abreast of changes in attitudes, values and lifestyles as an ongoing aid to updating and maintaining the General Plan.

There are many issues that the on-going monitoring system cannot address. Specially designed, in-depth studies will be needed to provide answers to questions which are important for public policy guidance. The following questions have surfaced during the General Plan discussions and are recommended for further specific study as part of Plan implementation:

1. Does development in outlying areas of Los Angeles County discourage infill and revitalization? (This question could be approached by using past development approved in an outlying area and formulating what alternative private investment choices would have been present if that development had been prohibited.)

2. How do various levels of development in outlying areas, particularly hillside areas, affect public service costs and revenues for the County taxpayer?
3. How would reinvestment in older areas affect auto and public transit usage? (Impact analysis could include costs of travel, average travel time, energy and air quality.)
4. What would be the impact of zoning incentives; e.g., reduced parking requirements, increased densities, or reinvestment in older urban areas?
5. What is the economic impact (jobs, regional product etc.) of public land investment decisions?
6. Given that Proposition 13 is in effect, what impact would regional property and sales tax sharing have on reinvestment in older urban areas?
7. How many undocumented aliens are in the County, where are they located and what are the specific demographic characteristics of this population that may uniquely impact the planning for land use, housing, and human resources (including health, education and welfare)?

TECHNICAL SUPPLEMENT D-II
DEVELOPMENT QUALIFICATION PROCEDURE

The purpose in establishing a development qualification procedure is to ensure that proposed new projects, in areas designated as "urban expansion" on the General Development Policy Map, will not create substantial net costs on County government, special districts, and existing taxpayers, and will be safe and environmentally sensitive. This procedure is also designed to assist in the definition and discouragement of premature conversion of land to urban uses, as well as to contribute to a more compact urban form. Broadly defined, the procedure consists of two components:

1. An environmental review process to identify potentially significant environmental impacts and hazards, and required mitigating measures. Part of this process is already in place in the County, involving the environmental analysis of projects pursuant to the requirements of CEQA and the Subdivision Map Act. In addition, special management mechanisms will be established to protect significant open spaces (e.g., hillside areas). These mechanisms will be implemented through the proposed General Plan Open Space Ordinances.
2. Public service cost/revenue analysis to ensure that new development in urban expansion areas pays in a reasonable manner for its resultant service and capital costs. An analysis will also be made of the proposed development's proximity to job opportunities and convenience shopping to ensure their accessibility.

The emphasis of this supplement is on the cost/revenue analysis. There are at least two possible ways of instituting a procedure to assess the cost/revenue implications of proposed projects. One is to prepare a community or areawide urban services plan. The second is to conduct a case-by-case analysis of development

proposals. Either alternative would basically require the following data base:

- Quantified criteria establishing minimum acceptable service level/facility capacity;
- Existing capacity/service level for areas in question;
- Future programmed service extensions;
- Project effects on capacity/service level;
- Cumulative effects (based on other projects within the same service area);
- Cost/revenue data on proposed project;
- Service extension costs; and,
- Possible financing mechanisms.

I. Community Services and Facilities Plan

As stated earlier, one way to institute a procedure to assess cost/revenue implications is to prepare, on a community or areawide basis, a public services and facilities plan for a specific period of time. The plan would be based on realistic policy and market considerations and would establish not only the cost/revenue impacts of the development, but also set forth a financing program for assigning an appropriate share of these costs to new development. The plan could be formally adopted by the County, perhaps even as a sub-element of a future Facilities and Services Element or specific plan.

Any project application that fits the assumptions and guidelines of the plan would not require further fiscal analysis. A "non-conforming" project would have to be evaluated separately (through preparation of an independent cost/revenue analysis); then, if adopted, the project's effects would be incorporated into the area's plan and financing and other assumptions would be modified accordingly.

This approach offers several important advantages in that it would:

- Facilitate the analysis of cumulative effects;
- Facilitate the fair allocation of development costs between present and future development; and,
- Streamline project review by obviating the need for a separate study for each project.

One early obstacle that would have to be overcome, however, is financing the preparation of a services and facilities plan for each community or area that is experiencing urbanization. The process is likely to be costly and take many months to accomplish.

II. Urban Services Analysis Procedure for Individual Projects

In lieu of a community or areawide assessment, it is possible to evaluate projects on a case-by-case basis, although this procedure has some methodological drawbacks in that it is more difficult to assess cumulative impacts and distribute costs fairly than under the first option. In this approach, the applicant would fill out a questionnaire that would be submitted to the Department. The project would be evaluated with respect to established criteria using the data base identified previously.

A development proposal would be evaluated with respect to whether it meets the following three tests:

- Is project construction in phase with programmed service extensions?
- Are revenues expected from the project sufficient to pay for the capital and operating costs that can be reason-

ably attributed to the project?*

- Is physical expansion of services/facilities possible?

Mitigation Measures

Failure to meet any of the above tests would require one or more of the following mitigation measures to be taken:

- A. If the service extension will not be in phase with the timing of the development, implement one of the following measures:
 - 1. Phase project approvals according to service extensions; or
 - 2. Reduce the scale or modify the nature of the project in order that the required extension can be accomplished within the timing of the project; or,
 - 3. Deny the project without prejudice.
- B. If the revenues normally expected from the project will not pay for the costs of service extension, implement one or more of the following measures:
 - 1. Exclude new development from the service or facility (e.g., require private sewage disposal facility);
 - 2. Reduce the scale or modify the nature of the project in order that service extension becomes unnecessary;
 - 3. Require design changes to reduce service costs (e.g., improved road access to minimize response time by emergency services, restricted building materials and enhanced water flows to minimize fire hazards);
 - 4. Require the developer to finance capital and operating costs of extension (e.g., if extension is only poss-

*This determination must be sensitive to two concerns. The first involves separating local from regional issues and apportioning responsibility for financing services accordingly. The second pertains to the possibility of assigning "development credits" to projects. On occasion, a development may either more than pay for the costs of extending a particular service or may reduce the average costs of providing a service by utilizing existing capacity more efficiently. A development whose costs exceed the revenue generated for a given service may be "credited" if "surplus" revenues are generated for some other service.

- ible in large increments, require the developer to finance the entire increment and to be reimbursed as subsequent development takes place); or,
5. Deny the project without prejudice.
- C. If physical expansion is not possible (e.g., in the case of some parks and roads), implement one or both of the following measures:
1. Reduce the scale or modify the nature of the project so as to reduce the need for facility expansion;
 2. Develop--or guarantee--compensatory facilities or services for those who would be negatively affected by the project (e.g., provide a new recreational facility, improve an alternate road); or,
 3. Deny the project without prejudice.

The above procedure can be implemented through the preparation and formal adoption of a procedural manual, similar to the County's CEQA Guidelines. This manual would then represent the County's official interpretation of General Plan policies which require that new urban development pay its way.

The project-by-project approach could be implemented much earlier than the "facilities and services plan" approach and could therefore be used as an interim method, even if the latter is viewed as the preferred long-term solution for areas undergoing intensive urbanization (where the scale of development may justify the initial expense). Whichever approach or variation thereof is selected, it is critical to build flexibility into the process since the state of the art is far from perfected.

The criteria used in determining a site's suitability for urbanization are likely to be the same where the land falls within the "urban expansion" category of the General Plan or within the "non-urban" category. However, the procedure for permitting urbanization will differ. In the case of "non-urban" land, a plan amendment would be required, whereas development proposals within urban expansion areas are only subject to the review process outlined above.

TECHNICAL SUPPLEMENT E
SIGNIFICANT ECOLOGICAL AREAS/HABITAT
MANAGEMENT AREAS IN LOS ANGELES COUNTY

TECHNICAL SUPPLEMENT E
SIGNIFICANT ECOLOGICAL AREAS/HABITAT MANAGEMENT AREAS
IN LOS ANGELES COUNTY

This summary report identifies the most significant ecological areas in Los Angeles County, and contains selected portions of the full Significant Ecological Areas Report prepared in 1976 by England and Nelson, consultants to the County of Los Angeles.

A. Biotic Resources

Los Angeles County possesses within its approximately 4,000 square miles an extremely diverse topography. It contains coastline, flatlands, mountains and desert. Only San Diego County, among other counties in the United States, possesses such rich geographical diversity. Elevations within Los Angeles County range from sea level to over 10,000 feet. Likewise, the climate ranges from mild near the coast to severe in the high mountains and the desert. This tremendous variation in physical environments has produced a unique and diverse assemblage of biotic resources.

Biotic communities are composed of plant and animal species found in specific physical habitats. They are ecological units containing a diverse group of organisms that exist together in an orderly, predictable manner and have a close and complex set of interrelationships. These communities are commonly identified and discussed with reference to one or two dominant plant species and the nature of the vegetation.

B. Significant Ecological Areas

Over one hundred fifteen sites were nominated as significant ecological areas in Los Angeles County. Of these, sixty-two were selected by the consultants for final listing as proposed significant ecological areas.

During the final selection process, candidate areas within a geographical region were compared. For example, in the Santa Monica Mountain region, virtually every undisturbed canyon was recommended as a significant ecological area. Primary consideration was given to areas with unique, uncommon or scientifically interesting features. For this reason, Point Dume, Upper La Sierra Canyon, Malibu Canyon and Lagoon, Las Virgenes, Hepatic Gulch, and Cold Creek were chosen. Other areas were selected to provide good examples of the more common habitats and to ensure that the full range of the remaining biotic and geographic diversity in the region has been sampled. For these reasons, Zuma Canyon, Tuna Canyon, Temescal-Rustic-Sullivan Canyons, Palo Comado Canyon, and Encino Reservoir were selected. They were picked over other areas on the basis of such parameters as size, condition of habitat, the diversity of communities present, presence of water, and information available. Similar selection procedures were followed in other regions of the County.

A certain amount of natural habitat, already preserved in State and County parks, reserves and sanctuaries, has been included in significant ecological areas in Los Angeles County. However, this should not be interpreted to mean that the remainder of natural habitat in other parks is unimportant to the preservation of floral and faunal resources in the County.

Although the Angeles National Forest was not included in the study area, a limited amount of information on its resources was acquired during the course of the investigation. This data is also included in the full report. Significant ecological areas for Santa Catalina Island have been identified in a separate study prepared by the Center for Natural Areas.

C. Riparian Woodland Community

In addition to the sixty-two areas selected for inclusion, the riparian woodland community was identified as possessing significant biological resources. This community is composed of shrubs and trees that require a perennial water supply near or above the ground surface. The riparian community is extremely limited in distribution, and is extensively threatened with development. Characteristic plants include western sycamore, white alder, big leaf maple, Fremont cottonwood and willows. It is the best wildlife habitat found in the State. It can support wading birds, song birds, quail, deer, small mammals, reptiles and amphibians, a more diverse and often denser fauna than that found in any other habitat. It is the sole community for many of these organisms, while others use it for cover and forage in surrounding areas.

In 1963 less than 1.4% of the County supported riparian woodland. Losses from upstream reservoir construction, flood control, and water conservation programs are estimated to have reduced this to 1.2% by 1980, a greater proportionate reduction than for any other habitat type. The majority of the areas that remain today are in the National Forest and in the Santa Monica Mountains. Small examples can be found in the remainder of the south County, and most of these have been designated as significant ecological areas if surrounded by good examples of native vegetation.

Riparian woodland habitat, occurring outside the National Forest and not placed in a significant ecological area, should still be regarded as important wildlife habitat and preserved.

D. Habitat Management Areas

Eight "Habitat Management Areas" were identified by consultants for the North Los Angeles County planning program. Five of these areas have been added to the Joshua Tree Woodland Habitat (SEA #60); one area has been combined with Little Rock Wash (SEA #49); and the following two areas have been added to the SEA list:

1. Lyon Canyon (SEA #63) near Newhall; and,
2. Valley Oaks Savannah, Newhall (SEA #64).

E. Methodology

The following criteria were used to select and classify significant ecological areas in Los Angeles County. The criteria are presented as classes in order of increasing availability of the resource. Each criteria is accompanied by a statement of its intent and the rationale behind it.

CLASS 1 -- The habitat of rare, endangered, and threatened plant and animal species.

These areas are important for the maintenance of plant and animal species that are recognized as being either extremely low in numbers or having a very limited amount of habitat available. The terms "rare", "endangered" and "threatened" have precise meanings defined in both State and federal law.

State of California definitions:

Rare - An animal of a species or subspecies of birds, mammals, fish, amphibia, or reptiles that, although not presently threatened with extinction, is in such small numbers throughout its range that it may be endangered if its environment worsens.

Endangered - An animal of a species or subspecies of birds, mammals, fish, amphibia, or reptiles; the prospects of which are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease.

United States Government definitions:

Threatened - Any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Endangered - Any species which is in danger of extinction throughout all, or a significant portion, of its range other than a species of the Class Insecta determined by the Secretary of the Interior to constitute a pest whose protection under the provisions would present an overwhelming and overriding risk to man.

Severe penalties can be imposed for destroying individual organisms or their habitat.

The California Department of Fish and Game and the United States Fish and Wildlife Service publish official lists of rare, endangered and threatened species. Both agencies recognize mammals, birds, reptiles and amphibians, but only the Fish and Wildlife Service is empowered to recognize insects and plants.

The literature on rare, endangered and threatened species is extensive, and increasing all the time. This information was used to identify existing habitats in Los Angeles County.

CLASS 2 -- Biotic communities, vegetative associations
and habitat of plant and animal species that

are either one of a kind, or are restricted in distribution on a regional basis.

The purpose of this criterion is to identify biotic resources that are uncommon on a regional basis, where the region considered extends beyond the boundaries of Los Angeles County. The geographical region considered could be as small as the Southern California coastal plains, the transverse mountain ranges, the Mojave Desert, the Southern California coastline, etc; or it could be as large as Southern California, the Pacific coast, all of California, the western United States, or even larger. Resources that are limited in distribution in the region being considered, but are common elsewhere, are also included under this category.

CLASS 3 -- Biotic communities, vegetative associations and habitat of plant and animal species that are either one of a kind, or are restricted in distribution in Los Angeles County.

The purpose of this criterion is to identify biotic resources that are uncommon within the political boundaries of Los Angeles County, regardless of their availability elsewhere. The County has a high diversity of biological components. It and San Diego County are the only counties in the United States that possess coastal, mountain and desert communities within their boundaries. It is a rich heritage that few local governments have an opportunity to preserve.

Many of the communities that were once common in Los Angeles County have been severely reduced due to urban and agricultural development. This is especially true south of the San Gabriel

Mountains and among the agricultural fields of the north County. Other biotic features have never been common.

CLASS 4 -- Habitat that, at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, or migrating grounds, and is limited in availability.

Certain areas tend to concentrate a species or group of species at various points in their life cycles. These areas possess specialized characteristics that are essential to the maintenance of wildlife. This criterion is intended to identify those areas that are limited in distribution, and not the specialized habitat of a common species or group of species.

CLASS 5 -- Biotic resources that are of scientific interest because they are either an extreme in physical/geographic limitations, or they represent an unusual variation in a population or community.

Often scientists learn the most about a biological phenomenon by studying it at an extreme in its distribution. This reveals what the extremes are under which it can survive. In addition, isolated populations and communities are often relics of what was present in an area at some previous time, and often show genetic traits not found elsewhere in the species. These characteristics may be useful in determining taxonomic relationships.

CLASS 6 -- Areas important as game species habitat or as fisheries.

This criterion was designed to identify areas that are critical to the maintenance of game and fish populations in Los Angeles County.

CLASS 7 -- Areas that would provide for the preservation of relatively undisturbed examples of the natural biotic communities in Los Angeles County.

The intent of this criterion was to identify examples of the more common biotic resources in Los Angeles County. As often as possible, the areas selected:

1. Were completely or nearly undisturbed;
2. Had a diversity of habitats;
3. Were large enough to support a representative sample of the native fauna; and
4. Were more or less isolated from outside impacts, such as a self-contained watershed or an isolated mountain peak.

Examples of each vegetation type were selected from the various geographical regions in the County in order to preserve geographic diversity.

CLASS 8 -- Special areas.

Certain areas that are worthy of inclusion, but that do not fit any of the above criteria, are identified by this criterion. Each area has its own special characteristics that are discussed on the individual area description sheets.

Chart Note

The following chart identifies the criteria that each significant ecological area meets in order to be placed in a particular class.

The classes are presented in order of increasing availability of the resource. Thus, the "principal priority class" symbol identifies the rarest resource criterion that the particular SEA meets, while the "second priority class" symbol identifies all additional classes that the SEA falls into.

[illegible]

O = Second priority class

In alphabetical order (numbers in parentheses assigned for identification).		<div> <div>X = Principal priority class</div> <div>O = Second priority class</div> </div>							
		CLASS 1: The habitat of rare, endangered and threatened plant and/or animal species.	CLASS 2: Biotic communities, vegetative associations, and habitat of plant and animal species, either one of a kind, or are restricted in distribution on a regional basis.	CLASS 3: Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution in Los Angeles County.	CLASS 4: Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, or migrating grounds, and is limited in availability.	CLASS 5: Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or they represent an unusual variation in a population.	CLASS 6: Areas important as game species habitat or as fisheries.	CLASS 7: Areas that would provide for the preservation of relatively undisturbed examples of the natural biotic communities in Los Angeles County.	CLASS 8: Special areas.
Kentucky Springs	(61)		X	O			O		
Las Virgenes	(6)					X		O	
Little Rock Wash	(49)					X	O		
Lovejoy Butte	(53)							X	
Lyon Canyon	(63)							X	
Madrona Marsh	(36)			X		O	O	O	
Malibu Canyon and Lagoon	(5)		X	O	O	O	O	O	
Malibu Coastline	(1)		X	O	O	O	O	O	
Malibu Creek State Park Buffer Area	(8)								X
Palo Comado Canyon	(12)			X				O	
Palos Verdes Peninsula Coastline	(34)		X	O	O	O	O	O	
Piute Butte	(54)							X	
Point Dume	(2)			X	O	O		O	
Portal Ridge/Liebre Mountain	(58)					X		O	
Portuguese Bend Landslide	(27)			X	O	O		O	
Powder Canyon/Puente Hills	(17)							X	
Rio Hondo College Wildlife Sanctuary	(43)								X
Ritter Ridge	(56)					X		O	
Rolling Hills Canyons	(31)			X	O	O		O	

SIGNIFICANT ECOLOGICAL AREAS/HABITAT MANAGEMENT IN LOS ANGELES COUNTY

CLASS 1: The habitat of rare, endangered and threatened plant and/or animal species.		CLASS 2: Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution on a regional basis.		CLASS 3: Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution in Los Angeles County.		CLASS 4: Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, or migrating grounds, and is limited in availability.		CLASS 5: Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or they represent an unusual variation in a population.		CLASS 6: Areas important as game species habitat or as fisheries.		CLASS 7: Areas that would provide for the preservation of relatively undisturbed examples of the natural biotic communities in Los Angeles County.		CLASS 8: Special areas.	
In alphabetical order (numbers in parentheses assigned for identification).															
Rosamond Lake	(50)			X		O					O			O	
Saddleback Butte State Park	(51)												X		O
San Antonio Canyon Mouth	(26)					X					O			O	
San Dimas Canyon	(25)					X		O			O			O	
San Francisquito Canyon	(19)	X		O		O		O			O		O	O	
Santa Clara River	(23)	X		O		O		O			O			O	
Sante Fe Dam Floodplain	(22)					X					O			O	
Santa Susana Mountains	(20)													X	
Santa Susana Pass	(21)	X		O		O		O			O			O	
Simi Hills	(14)													X	
Sycamore and Turnbull Canyons	(44)													X	
Tehachapi Foothills	(59)										X			O	
Temescal - Rustic - Sullivan Canyons	(11)													X	
Terminal Island	(33)	X		O		O		O			O			O	
Tonner Canyon/Chino Hills	(15)													X	
Tujunga Valley/Hansen Dam	(24)	X				O					O			O	
Tuna Canyon	(10)					X		O						O	

X = Principal priority class

O = Second priority class

[illegible]

AGUA AMARGA CANYON*SEA NO. 32*

Agua Amarga Canyon is the last remaining relatively undisturbed drainage on the coastal side of the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make remaining habitat extremely valuable for ecological and scientific studies. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes all remaining natural habitat on the peninsula a natural research laboratory for the study of island biogeography and evolutionary ecology.

The vegetation in Agua Amarga Canyon is a complex of coastal sage scrub, chaparral and riparian communities. This association is very diverse and supports a good complement of native species. Among these are at least three races of birds resident on the peninsula, that are found nowhere else except the Channel Islands. These are the insular form of the orange-crowned warbler, western flycatcher and Allen's hummingbird. The same phenomenon has been documented for plant species.

The canyon is also exceedingly important as an area for migratory birds. The peninsula is a headland that juts into the Pacific several miles further than the surrounding coastline. Migrating terrestrial and marine birds flying over the open ocean on their north-south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay and spend the winter in the area. Thus, the geographic position of the canyon makes it much more important than might otherwise be expected.

ALAMITOS BAY*SEA NO. 30*

This area is one of two remaining examples of salt marsh found in Los Angeles County and the last remnant of the extensive salt marshes once found in Los Alamitos Bay. The majority of this vegetation type has been lost to urbanization, flood control projects, harbors and marinas. It is one of the most productive types of ecological communities that exists and is extremely important as a breeding ground for both terrestrial and marine organisms, including the majority of commercial fish. This is due in part to the fact that estuaries and salt marshes are the interface between the terrestrial and marine worlds, and are important nutrient cycling centers for marine ecosystems. It is probable that the Belding's savannah sparrow occurs here. This species is restricted to salt marsh habitat, and has been placed on the state endangered species list. This type of habitat is also important as a wintering ground for migratory birds.

Note: Final boundaries and appropriate future uses within SEA No. 30 are to be reevaluated during the preparation of the Local Coastal Program for Los Alamitos area.

ALPINE BUTTE*SEA NO. 52*

Increased biotic diversity over surrounding areas and ecological importance as vital habitat to many desert-dwelling species are general characteristics of desert buttes. In addition, they often possess biological resources that are declining in Los Angeles County due to increased agricultural and urban development.

Alpine Butte is the least disturbed butte habitat in the County. It contains excellent stands of Joshua tree woodland and creosote bush scrub. Impressive desert wildflower habitat, now disappearing in the County, is also found in the area.

The number of species present in butte areas is high. This is the result of an increased number of niches available. Sand from the surrounding desert floor is carried by wind up into the buttes, creating a mixture of sandy and rocky habitats. This permits both sand- and rock-inhabiting plant and animal species to occur in a very localized area.

To many wide-ranging animals, buttes are critical habitat. Many birds of prey use the buttes for roosting and nesting. Several large mammal species, which forage in outlying areas, use buttes for denning sites and cover. Without buttes, these species could not exist in many regions of the desert.

This area is potential habitat for the Mojave ground squirrel. This species, once locally common in Los Angeles County, is now officially recognized as rare by the State Department of Fish and Game. The status of the Mojave ground squirrel at Alpine Butte should be determined. If this species is present, the area should be reclassified as Class 1.

Like the Mojave ground squirrel, many biological resources are declining in the County's desert regions. Most of these resources are now common only on the buttes and immediately surrounding lands. Preservation of these areas is essential for the maintenance of biotic diversity in the County.

BALLONA CREEK*SEA NO. 29*

Ballona Creek is one of two remaining remnants of salt marsh between Ventura County and the Los Angeles-Orange County line. This type of habitat is one of the most productive in the world and is used as a breeding ground by many marine and terrestrial organisms. Belding's savannah sparrow, a state recognized endangered species, occurs in the pickleweed flats on the south side of the creek. The California least tern breeds in the sandy areas around Ballona Lagoon and is recognized as an endangered species by the state and federal governments.

The salt marsh, Ballona Creek Channel, Ballona Lagoon and Del Rey Lagoon form an important complex of habitats that are heavily used by migratory birds. The area is recognized by ornithologists and bird watchers throughout the area for its rich birdlife during the spring and fall migrations, and during the winter season. This type of heavy use is common in salt marsh habitat, but has been artificially increased here by the loss of habitat in Marina Del Rey, and throughout most of Southern California. This forces these birds to concentrate in the few remaining areas. Loss of this habitat type has led to reductions in the numbers of these birds present along our coast.

The salt marsh and lagoon at Ballona Creek are heavily used by academic institutions and conservation groups for educational field trips. This area serves as a type specimen of salt marsh habitat, and is the only accessible example in Los Angeles County.

Note: The final boundaries and appropriate future uses within SEA No. 29 will be determined through the preparation of the Local Coastal Program for the Marina del Rey area involving a comprehensive scientific study.

BIG ROCK WASH*SEA NO. 48*

Desert wash areas are important because they provide critical wildlife habitat and migration corridors, and a means of seed dispersal for many desert plants. In addition, they commonly possess a much greater diversity than surrounding areas, and are important to the stability of many desert ecosystems.

Big Rock Wash is a large and relatively undisturbed example of desert wash. Shadscale scrub, creosote bush scrub, and desert riparian plant communities are found within the area. The wash extends from the San Gabriel Mountains out into the Mojave Desert. Many montane species have extended their range a short distance into the desert along the wash. The unique ecological relationships created by these extensions are of scientific interest to ecologists.

The diverse and comparatively dense plant growth found here provides concentrated nesting habitat for most desert avian species. In desert areas, habitat of this nature is found in washes only, and is therefore limited in its availability.

In addition, the area supports a surprising variety and abundance of mammals. The wash banks provide burrowing and denning areas for many species, and the wash vegetation provides necessary cover.

The use of Big Rock Wash as a wildlife migration corridor and as a means of plant seed dispersal is highly significant. In this manner, the area helps to maintain the floral and faunal diversity of surrounding areas. Furthermore, the wash terminates in a group of buttes. Dispersal of organisms into and from the buttes is critical to their functioning as a reservoir of biotic diversity.

BUZZARD PEAK/SAN JOSE HILLS*SEA NO. 16*

Buzzard Peak is one of three areas in the hilly region of eastern Los Angeles County that still supports a relatively undisturbed stand of the southern oak woodland, chaparral, coastal sage scrub, riparian woodland complex that was once common there. The remainder of this vegetation type has been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making it one of the most rapidly disappearing habitat types. These three areas were chosen to serve as representative samples of this once widespread community.

The vegetation and wildlife on Buzzard Peak are in relatively good condition. This is due in part to the buffering provided by the California State Polytechnic University at Pomona, Mt. San Antonio Junior College, and Forest Lawn Memorial Park. It is also a result of the area being a peak, thus isolating it from disturbances that could arise from an upstream or up — slope source. The area adjacent to Cal Poly supports dense groves of California walnut. This species is uncommon outside Los Angeles and Ventura Counties, and has one of its major populations in this hilly region. Buzzard Peak, being of sufficient size and in close enough proximity to the other recommended areas in this region, should be able to continue to support relatively healthy animal populations if preserved.

CHATSWORTH RESERVOIR**SEA NO. 13**

The concentration of a variety of habitats, and the presence of a large body of freshwater closed to the public, offer important wintering and breeding ground for many songbirds and waterfowl. These features are rapidly disappearing in Los Angeles County and are critical to the remaining diversity of wildlife resources.

The habitat types found include freshwater marsh. This is very scarce in Los Angeles County and is the habitat of many uncommon bird species. The feature of an undisturbed body of fresh water adjacent to grasslands and oak savannah offers prime wintering habitat to geese, an uncommon wildlife resource over much of Southern California.

The presence of several protected avian communities make the area valuable for bird study by students, researchers and naturalists.

COLD CREEK**SEA NO. 9**

This is a relatively undisturbed natural sandstone basin. The floor of the valley is steep, with springs and a perennial stream, Cold Creek. The year-round surface water, which is uncommon in Southern California, supports an unusually diverse flora. The extreme range in physical conditions, from wet streambed to dry rocky ridges, makes the area a showplace for native vegetation. Pristine stands of chaparral, southern oak woodland, coastal sage scrub and riparian woodland are all found in the area. Several plant species that are uncommon to the general region are found here. Those include stream orchis (*Epipachis gigantea*), red mimulus (*Mimulus cardinalis*), Humboldt lily (*Lilium humboldtii* var. *ocellatum*), big-leaf maple (*Acer macrophyllum*) and red shank (*Adenostema sparsifolium*). In addition, the presence of several tree-sized flowering ash (*Fraxinus dipetala*), reaching 40 feet in height, is a unique botanical oddity. This shrub species has a normal maximum height of 15 to 20 feet.

Due to its many outstanding botanical features, the area serves an integral role as part of the instructional program for many academic institutions as well as a site for nature study and scientific research.

DESERT-MONTANE TRANSECT*SEA NO. 55*

The Desert-Montane transect possesses vegetation types that are representatives of the transition between the Mojave Desert and the northern slopes of the San Gabriel Mountains. The combination of desert and montane habitats makes this one of the most diverse areas in the County, and one of the largest undisturbed areas outside the Angeles National Forest.

Desert communities include creosote bush scrub, sagebrush scrub and Joshua tree woodland. Creosote bush scrub is found on the desert floor and in the butte areas. Sagebrush scrub and Joshua tree woodland are found above the floor in the broad alluvial fans and at the base of the rocky foothills. The sagebrush scrub community is limited in distribution in Southern California. Pinyon-juniper woodland and desert chaparral habitats are found in the foothills and the lower mountain slopes. At higher elevations a mixed conifer forest occurs, with Jeffrey pine, ponderosa pine and big-cone spruce as the dominants.

Despite the commonness of most of these communities, the area is very valuable because it is the only site where these communities can be found in an uninterrupted band running from the crest of the San Gabriels to a desert butte. This feature creates an outstanding opportunity for educational use and scientific research. Preservation of this area will also serve as a reservoir of diversity to maintain the diversity of surrounding desert, foothill and mountain ecosystems.

The area is relatively large and the precise locations of its most unique resources are not known. For this reason, the priority group assigned to it reflects only the value of the area as a means to preserve diversity. However, further studies should be conducted to determine the exact location of the more unique resources. Areas containing sagebrush scrub should be identified and placed in Class 2. Additional highly valuable resources should be identified and rated accordingly.

***DUDLEYA DENSIFLORA* POPULATION,
GLENDDORA***SEA NO. 45*

Dudleya densiflora, the San Gabriel Mountain live-forever, is recognized as rare and endangered by the California Native Plant Society. This species is highly restricted in distribution, found only at the mouth of the San Gabriel River Canyon, and other nearby canyons in Los Angeles County. It grows in chaparral on rocky cliffs between 800 and 2000 feet. This population, found on a north-facing slope near the mouth of San Gabriel River Canyon, is outside the National Forest and should be protected.

EDWARDS AIR FORCE BASE*SEA NO. 47*

This area contains botanical features that are unique and limited in distribution in Los Angeles County. They include an officially recognized endangered species, the Mojave spine flower (*Chorizanthe spinosa*), and the only good stands of mesquite (*Prosopis glandulosa*) in the County. In addition, the area possesses fine examples of alkali sink and creosote bush scrub communities.

Chorizanthe spinosa is a declining California endemic. Its range includes portions of the western Mojave Desert where it is found in dry, sandy, gravelly places from 2500 to 3500 feet. This species has recently been identified and located in the area just southeast of Buckhorn Lake.

Mesquite is commonly found in washes and low places in the drier portions of Southern California. However, this species is limited in Los Angeles County. In many places where it does occur, stands are small and thin. The stands within this area are extensive and dense.

The area contains fine examples of creosote bush scrub, alkali sink, and the transition vegetation between the two. Creosote bush scrub is a common plant community and covers the floors and lower slopes of Southern California deserts. It consists of a shrubby vegetation dominated by creosote bush (*Larrea tridentata*), burrobush (*Ambrosia dumosa*), and brittle bush (*Encelia* sp.). The alkali sink community is found in alkaline flats and low places with little or no drainage. The plants found here are adapted to salty soils. They include pickle-weed (*Salicornia* sp.), saltbush (*Atriplex* sp.), and saltgrass (*Distichlis* sp.). The flora and fauna making up this biotic community are unique to it and are not found outside this habitat.

EL SEGUNDO DUNES*SEA NO. 28*

The El Segundo Dunes at the west end of the Los Angeles Airport are the last remnants of a coastal dune system that at one time stretched for several miles in each direction. The vegetation found here cannot be found anywhere else in the County, and is uncommon throughout Southern California. It is called coastal dune scrub, and is adapted to sandy, well-drained, sometimes shifting conditions. The vegetation shows a zonation, gradually changing as one moves inland away from the immediate coastal influences, eventually grading into coastal sage scrub. Many plants and invertebrates are restricted to this situation and cannot be found elsewhere. One of these is the El Segundo Blue (*Shijimieo-ides battoides allyni*), a butterfly. Not only is it restricted to the coastal dune scrub plant community; its world-wide distribution is the El Segundo Dunes. For this reason, it has been officially recognized as an endangered species by the U.S. Fish and Wildlife Service. This small piece of dune habitat is extremely valuable as an example of a community that was once more common along the Los Angeles County and Southern California coastline than it now is.

ENCINO RESERVOIR*SEA NO. 39*

This area contains the best undisturbed stand of inland chaparral, coastal sage scrub, and streamside vegetation remaining on the inland slope of the Santa Monica Mountains. In addition, there is freshwater habitat along the Encino Reservoir.

The absence of moist marine air influences gives the vegetation types found here characteristics that are considerably different than those found in similar communities on the coastal side of the mountains. The species present and their composition vary significantly.

The association between the freshwater habitat and surrounding vegetation enhances the diversity and abundance of wildlife. Under these conditions, the overlap of habitats provides a greater number of resources than are provided by each habitat alone.

FAIRMONT AND ANTELOPE BUTTES*SEA NO. 57*

In general, desert buttes possess increased biotic diversity over surrounding areas. This is due to a high number of niches created by the mixing of sandy and rocky habitats. These areas are also vital habitat to many wide-ranging species which forage in outlying habitat, but use the buttes for nesting, roosting, denning and refuge. In addition, they often possess biological resources that are declining in Los Angeles County due to accelerated agricultural and urban development. However, there are additional features which make the Fairmont and Antelope Buttes valuable.

These buttes are the most westerly habitat of this type in the Mojave Desert. Due to the non-uniform distribution of species and the proximity of these buttes to the San Gabriel Mountains, the species composition on them is likely to be different than that found on other butte habitats in the desert. The unique ecological relationships created by these features are of scientific interest.

The buttes also serve as concentrated wintering grounds for birds of prey. They provide excellent roosting sites surrounded by cultivated fields which support a plentiful food supply of rodents, rabbits and hares. Concentrated raptor habitat of this type is uncommon in Los Angeles County.

***GALIUM GRANDE* POPULATION,
MONROVIA***SEA NO. 62*

Galium grande, an endemic species of bedstraw, is recognized as endangered by the United States Fish and Wildlife Service. This species is highly restricted in distribution, being found only at isolated localities on the south slope of the San Gabriel Mountains. This population is in Sawpit Canyon, and is the only place it can be found outside the Angeles National Forest.

GRIFFITH PARK*SEA NO. 37*

Griffith Park lies at the eastern end of the Santa Monica Mountains. It supports the coastal sage scrub, chaparral, riparian and southern oak woodland plant communities that are typical in the interior mountain ranges of Southern California. What makes Griffith Park important is its geographical location. It has become an island of natural vegetation surrounded by urban and suburban development.

These isolated areas are important for preserving and documenting the geographical variability of vegetation and wildlife that formerly occurred throughout the region. They serve as reservoirs of native species that could be of scientific and economic value in the future. In addition, birds rely on these islands for areas to rest and feed along their north-south migration routes. In the case of Griffith Park, this function is made even greater than might be expected because it serves as a corridor for any gene flow and species movement that may still take place between the Santa Monica and San Gabriel Mountains via the Verdugo Mountains.

HARBOR LAKE REGIONAL PARK*SEA NO. 35*

Harbor lake Regional Park supports one of two remaining wetlands that once covered the South Bay area. The freshwater plants and animals found here are completely surrounded by residential and industrial facilities. This type of habitat has been filled, drained and lost to development throughout most of Los Angeles County. In some areas, man-made lakes and ponds have created small freshwater marshes along their edges, but this is minimal when compared to the large expanses of freshwater marsh that were once found in the Los Angeles basin.

Freshwater marsh habitat supports a great diversity of wildlife. Most of the bird species found here are dependent in some way on the surface moisture and vegetation, and would not be able to survive without it. It is also a habitat that supports several species of amphibians. Frogs and toads can be found here that are becoming extremely difficult to find throughout Southern California. The marsh is also an important area for migratory birds. Because Harbor Lake Regional Park and Madrona Marsh are the only habitat of this type in southern Los Angeles County, they serve as miniature wildlife refuges. Waterfowl, shorebirds, marsh birds, and others can be found on the marsh in numbers during the spring and fall migration.

HEPATIC GULCH*SEA NO. 7*

This area possesses a vegetative association with many uncommon species and unique ecological relationships. Constant micro-slumping of the developing soil creates a variety of micro-habitats in close proximity to one another. As a result, moisture-dependent ferns and mosses grow next to xerophytic *Yucca* sp. and *Dudleya* sp. In addition, there is an amazing variety of uncommon and fragile liverworts and hornworts.

JOSHUA TREE WOODLAND HABITAT*SEA NO. 60*

This area supports an excellent example of Joshua tree woodland habitat. Due to accelerated agricultural and urban expansion in the County's desert regions, large dense stands of this habitat are becoming scarce, especially in the western Antelope Valley.

Joshua tree woodland occurs between 2500-4000 feet from the extreme western end to the extreme eastern end of the Mojave Desert. The dominant species is Joshua tree, which reaches heights of 5 to 12 meters. Other common species include Mojave yucca, sage, box-thorn and buckwheat.

KENTUCKY SPRINGS*SEA NO. 61*

This area contains the best stand of great basin sage (*Artemisia tridentata*) remaining in Los Angeles County, and is one of the best in Southern California. In addition, this stand and others in the County support a distinct subspecies of great basin sage (*A. t. parishii*), and are of scientific interest for the study of geographic variation.

Although great basin sage is widespread in the western states, it is very limited in Southern California. It is infrequently found from San Diego County north along the western edges of the deserts to the Sierra Nevada. In Los Angeles County it is known only from a few isolated locations in the Santa Clara River Valley and the Antelope Valley. These are probably relicts from an earlier time when the community covered much of Southern California.

LAS VIRGENES

SEA NO. 6

This area contains a number of plants common to the interior areas of Southern California, but found nowhere else in the Santa Monica Mountain region. The most conspicuous of these is *Juniperus californica*, the California Juniper. Also common on the hillside, but found nowhere else in the Santa Monica Mountains is *Happlopappus linearifolius*, a characteristic shrub of the interior hillsides and desert ranges. *Calochortus venustus*, a species of the interior coast ranges of central California is only found at two other localities, and is here at its southern limit. In addition, this is the only locality in the Santa Monica Mountains where *Dudleya cymosa* grows in full sun. All other populations are found on steep north-facing rocky cliffs. Surrounding vegetation consists of coastal sage scrub and chaparral.

LITTLE ROCK WASH

SEA NO. 49

Desert washes are very important ecological units because they provide essential wildlife habitat and migration corridors, and a means of seed dispersal for many desert plants. In addition, they are commonly much more diverse than surrounding areas and are important to the stability of many desert ecosystems.

Little Rock Wash is the largest and least disturbed habitat of this type in the County. It contains shade-scale scrub, creosote bush scrub and desert riparian habitats. The wash runs from the San Gabriel Mountains out into the Mojave Desert. Many montane plant and animal species have extended their distributions a short distance into the desert by way of the wash. The unique ecological relationships created by these extensions are of scientific interest to ecologists.

The diverse and comparatively dense vegetation found here provides concentrated nesting habitat for a surprising number of bird species. In the desert, habitat of this nature is found in wash areas only and is therefore limited in its availability.

In addition, the area supports an impressive variety and abundance of mammals. The arroyo bank provides burrowing and denning areas for many species and the wash vegetation provides necessary cover.

The use of Little Rock Wash as a wildlife migration corridor and a means of plant dispersal is of great ecological importance. This function helps to maintain the floral and faunal species complement in the surrounding areas.

LOVEJOY BUTTE

SEA NO. 53

In general, desert buttes possess increased biotic diversity over surrounding areas and ecological importance as vital habitat to many desert-dwelling species. In addition, they serve as critical refuges for many biological resources that are now disappearing in Los Angeles County due to increased urban and agricultural development.

Lovejoy Butte contains Joshua tree woodland and creosote bush scrub vegetation. On buttes, these communities often have a more diverse flora and fauna than the desert floor. This is the result of an increase in the number of niches available. Wind-blown sand from the desert floor settles in the buttes, creating a mixture of both rocky and sandy habitats. This permits rock- as well as sand-dwelling species to occur in a very localized area.

Desert buttes are critical habitat to many birds of prey and large mammals. These wide-ranging species forage in the surrounding desert areas, but use the buttes as essential roosting, nesting, denning and refuge areas.

Most buttes in the County are potential habitat for the Mojave ground squirrel. This rare species is officially recognized by the California Department of Fish and Game. Once fairly common in localized areas, increased urban and agricultural development have caused its decline. This species' status at Lovejoy Butte should be determined. If it is present, the area should be reclassified into Class 1.

Like the Mojave ground squirrel, many biological resources are declining in the County's desert lands. Most of these resources are now common only in buttes and immediately adjacent areas. Preservation of these lands is essential for the maintenance of biotic diversity in the County.

LYON CANYON

SEA NO. 63

The site consists of a relatively narrow canyon housing both an oak woodland along with an extensive chaparral community. The oak woodland is found in the southerly portion of the area and contains both the coast live oak (*Quercus agrifolia*) and the valley oak (*Quercus lobata*). Further north up the canyon is found the chaparral community consisting of sugarbush, ceanothus, black sage, mule fat and chemise - which is the dominant shrub.

MADRONA MARSH

SEA NO. 36

Madrona Marsh is a remnant of the wetlands that once covered the South Bay area. The freshwater plants and animals found here are completely surrounded by residential and industrial development. This type of habitat has been filled, drained and lost to development throughout most of Los Angeles County. In some areas, man-made lakes and ponds have created small freshwater marshes along their edges, but this is minimal when compared to the large expanses of fresh water marsh that were once found in the Los Angeles Basin.

Freshwater marsh habitat supports a great diversity of wildlife. Most of the bird species found here are dependent in some way on the surface moisture and vegetation, and would not be able to survive without it. It is also a habitat that supports several species of amphibians. Frogs and toads can be found here that are becoming extremely difficult to find throughout Southern California. The marsh is also an important area for migratory birds. Because Madrona Marsh and Harbor Lake Regional Park are the only habitat of this type in Southern Los Angeles County, they serve as miniature wildlife refuges. Waterfowl, shorebirds, marsh birds, and others can all be found on the marsh in numbers during the spring and fall migration.

MALIBU CANYON AND LAGOON

SEA NO. 5

This area contains the only lagoon in Los Angeles County, and it is the only one between Point Mugu in Ventura County and Anaheim Bay in Orange County. The presence of a perennial stream, and its sharp relief between the interior valleys and the coast are unique to the Santa Monicas and allow for the most unique and diverse biota in the region.

The lagoon is brackish and supports two major plant communities, coastal salt marsh and coastal strand. The lagoon area is an important bird refuge where seasonal migrants can rest and feed. Over 200 species of birds have been observed here. The salt marsh vegetation is dominated by two species of pickleweed, *Salicornia virginica* and *S. subterminalis* which serve as valuable non-breeding habitat for Belding's savannah sparrow (*Passerculus sandwichensis beldingi*). This species is classified as endangered by the California Department of Fish and Game.

The perennial stream in Malibu Canyon supports outstanding oak and riparian woodland with an unusual variety of tree species. Black cottonwood (*Populus trichocarpa*) and leather-leaf ash (*Fraxinus velutina* var. *coriacea*) are found here. Neither species is common in this region. There is also an abundance of woodland shrubs, native wildflowers and other herbaceous growth.

Malibu Canyon bisects the Santa Monica range. As a result, species normally restricted to the drier interior valleys extend their range down the canyon and grow in association with coastal forms. This has created a very unique flora in the canyon.

Despite declining wildlife populations over much of the Santa Monica Mountain region, Malibu Canyon continues to support many unique and uncommon wildlife species including mountain lion and golden eagles. The rich riparian vegetation offers an excellent resting and feeding area for birds migrating along the coast. In addition, Malibu Creek is the only watercourse in Southern California where steelhead continue to run and spawn.

MALIBU COASTLINE

SEA NO. 1

This is a relatively undisturbed coastal region where upwelling of nutrient-rich waters and a variety of habitats support highly productive and extremely diverse marine communities. The area possesses some of the best kelp bed habitat south of Santa Barbara and the only remaining natural kelp beds on the mainland coast of Los Angeles County. These areas may be 100 times more productive than adjacent sand bottom communities and provide refuge, food and nursery grounds for thousands of species.

Rocky outcrops alternate with sandy stretches along this coastline and are found to a depth of 600 feet. The stability of the substrate and the variety of exposures provide microhabitats for a great number of organisms. Characteristically, rocky shorelines from the lower intertidal zone to about 100 foot depth can be the most biologically active areas in the world. Point Dume is the only place rocky intertidal habitat occurs between Palos Verdes Peninsula and well into Ventura County.

This coastline also possesses the only complete, undisturbed sandy beaches remaining in Los Angeles County. Although very dynamic in physical stability and therefore unfavorable for the development of a diverse biological community, these areas do offer habitat for a number of organisms. An important micro-community of decomposers is present. Sandy beaches provide feeding areas for many bird species. In addition, the soft substrate offers a repository for eggs and nursery grounds for many species.

**MALIBU CREEK STATE PARK
BUFFER AREA***SEA NO. 8*

These buffer areas contain watershed critical to the preservation of important biological resources within Malibu Creek State Park. The park possesses several areas with rare and fragile flora including Fern Canyon, Mendenhall Canyon and Lost Canyon. These buffers are portions of watersheds which lie outside the park. Their preservation is necessary to maintain these fragile canyon environments.

PALO COMADO CANYON*SEA NO. 12*

This area is one of the last examples of southern oak woodland savannah of any significant size in Los Angeles County. Other localities in the area support southern oak woodland on steep hillsides. However, the savannah type which is found in the Palo Comado Canyon area is on gentle rolling ground and has an open grassy understory. Once widely distributed, this habitat has been widely utilized for agriculture and urban development.

The few remaining areas have been heavily impacted by grazing. Most native grasses and forbs have been replaced by Eurasian species. In many cases, grazing cattle consume oak seedlings and are preventing recruitment of new trees as older individuals die. Nevertheless, the trees support an abundant population of raptorial birds and woodpeckers. Large mammals and quail often utilize the watering troughs and saltlicks provided for cattle. The western gray squirrel is also found in these trees. The understory vegetation is utilized by grassland bird species, especially by migratory and wintering populations.

PALOS VERDES PENINSULA COASTLINE

SEA NO. 34

Unparalleled headlands, rocky shoreline and the land-sea interface provide for a tremendous variety of biotic resources in this area. It is one of the most biologically diverse and productive regions in Los Angeles County and contains several biotic communities including rocky intertidal, kelp bed, coastal strand and coastal sage scrub. One small sandy beach is present on an ephemeral basis at Portuguese Bend. This ten mile stretch of coastline, between Point Fermin and Bluff Cove, is the only sizeable rocky intertidal area in the County.

Rocky shores support a great number of species. This is primarily due to the highly diverse, oxygen- and food-rich environment offered by this habitat. These features are provided by the stability and variety of substrates present, the aeration of water through wave splash and the upwelling of nutrient-rich waters along the Southern California coast.

Kelp beds dominated by giant kelp (*Macrocystis pyrifera*), are found in some locations in the area. These have tremendous value to the biota of inshore areas. Where they occur they may locally account for 90% of the biomass. They provide food and habitat for hundreds of species. Many of the species this habitat supports are the basic component of the food chains of inshore fishes. Kelp beds are also important because they reduce wave shock to shorelines. This protection helps maintain the abundance and complexity of marine life found there.

Kelp beds were originally common off the Southern California coast wherever rocks were present at shallow depths. However, due to man-made and natural phenomena, this habitat has been severely diminished in the region and is now rare in Los Angeles County. A kelp bed habitat restoration program has begun in the area and kelp has been reestablished at Abalone Cove and Halfway Point. Smaller colonies are now reestablishing elsewhere.

The coastal cliffs found in the area range in elevation from 100 to 300 feet and support coastal sage scrub and coastal strand. These and offshore rocks offer ideal roosting and feeding sites for numerous shorebirds, gulls and other seabirds, including the endangered brown pelican. The area is an important stop for migrating birds as they fly along the coast or across the Santa Monica Bay. In addition, the bluff tops which are now abandoned agricultural fields, are utilized by many species as wintering feeding grounds. One endangered species, the peregrine falcon, and one very uncommon species, the prairie falcon, have been known to winter here in recent years.

PIUTE BUTTE

SEA NO. 54

Desert buttes are generally characterized as having increased biotic diversity over surrounding areas and are ecologically important as vital habitat to many desert-dwelling species. Additionally, they serve as critical remnants of many biological resources that have been diminished in Los Angeles County by urban and agricultural expansion.

Joshua tree woodland and creosote bush scrub are found on Piute Butte. In butte areas, these communities commonly possess a more diverse flora and fauna than the desert floor. This is due to an increased number of niches. Wind carries sand from the desert floor up onto the buttes, creating a mixture of sandy and rocky habitats. This allows both sand- and rock-dwelling plant and animal species to exist in a very localized area.

To many wide-ranging birds of prey and large mammals, desert buttes are critical habitat. These animals forage in the surrounding areas but use the buttes for roosting, nesting, denning and refuge. Without the buttes these species would not be present in many regions of the desert.

Many of the buttes in Los Angeles County are potential habitat for an officially recognized rare species, the Mojave ground squirrel. This species was once fairly common in butte areas in the County. However, accelerated urban and agricultural expansion has caused it to decline. Its status at Piute Butte should be investigated. This species' presence would require the area to be reclassified as class 1.

As in the case of the Mojave ground squirrel, many biological resources are declining in the County's desert lands. Most of these resources are now common only on buttes and in areas immediately surrounding them. Preservation of these areas is essential for the maintenance of biotic diversity in the County.

POINT DUME

SEA NO. 2

Point Dume is one of two remaining areas in Los Angeles County where a diverse and healthy mixture of terrestrial and marine habitats can be found in close opposition. Marine habitats consist of an unprotected rocky shore with outlying reefs, rocks and kelp beds, sandy pocket beaches and numerous small caves. Due to strong upwellings along the coast which bring in nutrient-rich waters, it possesses highly diverse and productive marine communities. This relative healthiness is also due to limited public access, which has protected the fragile marine ecosystems.

Coastal strand vegetation is found on sandy beaches below bluffs rising 100 to 200 feet above the coast. *Coreopsis gigantea* and *Dudleya caespitosa* are found at the southern limit of their range in these communities. Several small drainages supporting coastal sage scrub cut through the bluffs and extend up to a mile inland. The value of these communities is increased by the unique geographic position of Point Dume. This headland extends into Santa Monica Bay more than a mile beyond the rest of the Malibu coast and is located in the Pacific Flyway. As a result, it is an important resting and jumping-off point for migratory birds. Without the remaining terrestrial habitats, this refuge would be lost.

PORTAL RIDGE/LIEBRE MOUNTAIN

SEA NO. 58

The Portal Ridge/Liebre Mountain area is in close proximity to the Mojave Desert, the San Gabriel Mountains and the Tehachapi Foothills. This position, at the intersection of three major geographical regions has produced the most diverse and unique flora found in the County. The area contains ten distinct plant communities, representing the transition between desert, foothill and montane environments. The diversity of the area is further enhanced by the presence of many northern species, some of which are rare in the County, reaching their southern limit here.

Foothill woodland is an uncommon plant community that occurs in this area. It contains parklands of both blue oak (*Quercus douglasii*) and valley oak (*Q. lobata*), and digger pine woodland (*Pinus sabiniana*). This community is more common in northern and central California where it occurs along foothill and valley borders in the inner Coastal Ranges and western foothills of the Sierra Nevada. The distribution of this community extends south through the Tehachapi Mountains to the San Gabriel Mountains to reach its southern limit on Portal Ridge/Liebre Mountain. This is the only place this community is found in the County. Similarly, several of the component species including blue oak, digger pine and California buckeye reach their southern limits here and are found nowhere else in the County.

On the lower slopes and in the valleys south of the main ridgeline, southern oak woodland, valley grassland, riparian woodland and coastal sage scrub can be found. Higher slopes and ridgetops are covered with chaparral and yellow-pine forest. On the north-facing slopes, which are under desert influences, pinyon-juniper woodland habitat is present. Joshua tree woodland or sagebrush scrub cover the lower desert hillsides in the area. All of these communities are relatively common in the County with the exception of sagebrush scrub. This community, dominated by great basin sage (*Artemisia tridentata*), is not common in California south of the Owens Valley. Populations in southern California are probably relicts from an earlier time when the community extended much further south than it does today. Despite the commonness of most of the plant communities present, this area is very valuable because it possesses such a concentrated diversity of vegetation types. This creates an outstanding opportunity for educational use, nature study and scientific research.

The Portal Ridge/Liebre Mountain area is relatively large, and the precise locations of its most unique resources are not known. For this reason, the priority group assigned to it reflects only the value of the entire area for scientific research. However, further studies should be conducted to determine the exact location of the more unique resources within the area. Those containing sagebrush scrub should be identified and placed in Class 2. Foothill woodland habitat should also be set apart and given a Class 3 rating. Additional highly valuable resources should be identified and rated as they are found. Enough of the area should be preserved so that the interface between the communities can be maintained.

PORTUGUESE BEND LANDSLIDE

SEA NO. 27

The Portuguese Bend Landslide is the largest area of natural vegetation remaining on the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make remaining habitat extremely valuable for ecological and scientific reasons. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes the Portuguese Bend Landslide area a natural research laboratory for the study of island biogeography and evolutionary ecology.

The vegetation found in the area is coastal sage scrub. This plant community supports a surprising number and variety of species. There are at least three races of birds resident on the peninsula that are found nowhere else except the Channel Islands. These are the insular forms of the orange-crowned warbler, western flycatcher and Allen's hummingbird. The same phenomenon has been documented for plant species. A species of live-forever, *Dudleya virens*, which is endemic to the Channel Islands and the Palos Verdes Peninsula, is found near Point Vicente.

The area also serves as habitat to many migrating birds moving through the region in fall and spring. The Peninsula is a headland that juts into the Pacific several miles further than the surrounding coastline. Migrating terrestrial and shore birds flying over the open ocean on their north-south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay and spend the winter in the area. Thus, the geographic position makes this habitat much more important than might otherwise be expected.

POWDER CANYON/PUENTE HILLS

SEA NO. 17

Powder Canyon is one of three areas in the hilly region of eastern Los Angeles County that still supports a relatively undisturbed stand of the southern oak woodland — coastal sage scrub — riparian woodland complex that was once common there. The remainder of this vegetation has been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making it one of the most rapidly disappearing habitat types. These three areas were chosen to be saved as representative samples of this once widespread community.

Powder Canyon is the only recommended area that contains an undisturbed portion of self-contained watershed. As a result of this, the vegetation is in good condition. Preservation of this type of an area will eliminate the potential of disturbance from upstream sources. If preserved, Powder Canyon is of sufficient size and in close enough proximity to the other recommended areas in the region that it should be able to continue to support relatively healthy animal populations. The diversity of wildlife is greatly enhanced by the presence of riparian woodland habitat in the canyon bottom.

**RIO HONDO COLLEGE WILDLIFE
SANCTUARY***SEA NO. 43*

The area possesses good examples of the riparian woodland, chaparral, oak woodland and coastal sage scrub communities found in the west end of the Puente Hills. Its proximity to the Rio Hondo College campus makes it a highly valuable educational and resource facility. This area is currently used as a wildlife sanctuary by the faculty and students at Rio Hondo College.

The biotic communities here contain a variety of plant life and an abundant fauna, including over 100 species of vertebrates. The biological resources of the sanctuary are widely used by students at the college. Only minutes from campus, it is an excellent natural classroom and laboratory.

RITTER RIDGE*SEA NO. 56*

The vegetation on Ritter Ridge is a cross-section of several unspoiled habitats of the desert and foothills. It has one of the finest mixed stands of Joshua trees and California junipers in the County. It is also an excellent area for wildlife and possesses a rich fauna.

Ritter Ridge lies between the Sierra Pelona foothills and the Antelope Valley. The vegetation grades from creosote bush scrub in the desert floor into an excellent Joshua tree woodland and California juniper association on the northern slopes. On the higher northern slopes and on the south-facing slopes are fine examples of desert chaparral. This is an excellent combination of desert and foothill plant species and makes the area valuable for educational and scientific reasons.

Ninety-seven resident vertebrate species have been recorded from the ridge. These include twenty-five mammals, fifty-three birds and nineteen reptiles. The area is also known as an important refuge for migratory birds.

ROLLING HILLS CANYONS*SEA NO. 31*

The Rolling Hills Canyons are one of the last remaining areas of natural vegetation on the Palos Verdes Peninsula. The geographical location and geological history of the peninsula make remaining habitat extremely valuable for ecological and scientific studies. The peninsula, which was an island in recent geological time, has close floral and faunal similarities to the Channel Islands. This feature makes all remaining native communities on the peninsula a natural research laboratory for the study of island biogeography and evolutionary ecology.

The vegetation in these canyons is a complex of coastal sage scrub, chaparral and riparian communities. This association is very diverse and supports a good complement of native species. Among these are at least three races of bird species that are resident on the peninsula and found nowhere else except the Channel Islands. These are the insular forms of the orange-crowned warbler, western flycatcher and Allen's hummingbird. The same phenomenon has been documented for plant species.

These small fingers of vegetation are also exceedingly important as an area for migratory birds. The peninsula is a headland that juts into the Pacific several miles further than the surrounding coastline. Migrating terrestrial and marine birds flying over the open ocean on their north-south migration along the Pacific Flyway, spot this headland and stop to rest and feed. Many of these birds will stay and spend the winter in the area. Thus, the geographic position of these small canyons makes them much more important than might otherwise be expected.

ROSAMOND LAKE*SEA NO. 50*

Rosamond Lake is the best example of the shadscale scrub and alkali sink biotic communities in Los Angeles County. It is also the southern most extension of the Great Basin kangaroo rat (*Dipodomys microps*) and is therefore of scientific value. This species and the shadscale scrub plant community are uncommon in California south of the Owens Valley.

The shadscale scrub plant community is found in heavy soils with underlying hardpan, between 3000 and 6000 feet elevation. Vegetation consists of low shrubs including many uncommon species generally found only in the extreme northern Mojave Desert and Owens Valley. The alkali sink plant community is primarily composed of a half dozen salt tolerant species and presents a rather barren landscape. It can be found on or near salt pans throughout the Mojave Desert.

The Great Basin kangaroo rat has a range covering most of Nevada and portions of California, Oregon, Idaho, Utah and Arizona. The population at Rosamond Lake is geographically isolated and should be preserved for scientific study. In addition, it is one of the few places this species is known to occur in Southern California and the only known locality in Los Angeles County.

SADDLEBACK BUTTE STATE PARK*SEA NO. 51*

This area possesses important desert butte habitat. In addition, it includes most of Saddleback Butte State Park and is the only one of its kind that is currently protected from development.

In general, desert buttes maintain increased biological diversity over surrounding areas and possess ecological importance as vital habitat to many desert-dwelling species. In addition, they serve as critical refuges for many biological resources that are disappearing in the County due to urban and agricultural expansion. These functions can continue for Saddleback Butte as long as its integrity is maintained. The buffer zone is important for this purpose.

The area also possesses valuable resources of its own. These include undisturbed examples of desert wildflower habitat, Joshua tree woodland, creosote bush scrub and desert wash. It is possible that the Mojave ground squirrel inhabits the area. The status of this officially recognized rare species within the area should be determined. Its presence would require the area to be classified as class 1.

SAN ANTONIO CANYON MOUTH*SEA NO. 26*

The vegetation found at the mouth of San Antonio Canyon is the best example of arroyo or wash vegetation remaining in Los Angeles County. This area lies downstream from San Antonio Dam and has not been disturbed by flood control measures as have similar areas behind Hansen and Santa Fe Dams. The area is also different from the other two in that it is not confined to an arroyo or a wash, but is also found on the adjacent alluvial fan. This is the last area in Los Angeles County where this community has not been channelized and the surrounding fan developed.

The vegetation is a dry form of coastal sage scrub that has become adapted to a coarse substrate that often shifts during times of peak runoff. Many of the plants found here are desert forms that otherwise do not occur in the Los Angeles Basin. The vegetation is much denser and more stable on this alluvial fan and is a distinct situation from that found in the arroyos behind Santa Fe and Hansen Dams.

SAN DIMAS CANYON

SEA NO. 25

The wash at the mouth of San Dimas Canyon supports a good example of a lowland riparian community. This type of vegetation was once found along the smaller streams draining the San Gabriel Mountains and crossing the Los Angeles basin. Most of the remaining riparian communities in Los Angeles County are of the type found in the canyons of the San Gabriel Mountains and surrounding hilly regions. The San Dimas wash is one of the last remaining areas that support the more open flatland riparian woodland habitat.

Riparian communities are extremely valuable wildlife habitats. Many birds require the trees or shrubs as nesting and perching sites. Large mammals use it as a migration corridor and rest area, often using the shade to escape the sun. The habitat is moist and supports a large number of amphibians and invertebrate species. These species add greatly to the diversity and productivity of an area, but would not be able to survive there without the riparian community.

SAN FRANCISQUITO CANYON

SEA NO. 19

San Francisquito Canyon possesses two populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel and Santa Ana Rivers but is now restricted to the Santa Clara River and San Francisquito Canyon. For this reason, it has been placed on the state and federal endangered species lists. In San Francisquito Canyon, it is confined to permanent streams and pools below Drinkwater Reservoir and above Baird Canyon. The lower population is dependent on the legally mandated release of water from Drinkwater Reservoir.

The watershed that supplies San Francisquito Canyon is relatively undisturbed. The hillsides support a dense coastal sage scrub and chaparral cover. The stream-course is natural and has a good riparian woodland community. The health of this drainage is apparent by the fact that, in addition to supporting the unarmored threespine stickleback, the creek has been classified as an active trout fishing stream by the National Forest Service and the California Department of Fish and Game.

The primary concern for the survival of the unarmored threespine stickleback is that its habitat be maintained. It requires clean, free-flowing perennial streams and ponds surrounded by natural vegetation. Intermittent areas connecting perennial streams are also important during the wet season where surface water is present. The natural vegetation along the intermittent portion of the stream slows heavy runoff during the rainy season, decreases destruction and siltation of habitat in downstream areas and provides habitat for migration between populations.

The unarmored threespine stickleback populations in San Francisquito Canyon are the only ones for which it is possible to plan and control development in the majority of the watershed. This is certainly not true for populations in the Santa Clara River valley.

SANTA CLARA RIVER

SEA NO. 23

Soledad Canyon possesses several populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel and Santa Ana Rivers but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, it has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the mouth of San Francisquito Canyon to the Ventura — Los Angeles County line and Lang to Arrastre Canyon.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its habitat has not been disturbed. Thus the Santa Clara River is also unique in being the only major river draining the San Gabriel Mountains that has not been channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland and riparian woodland communities. This broad wash association is unlike that found in steeper mountain canyons and is exceedingly difficult to find in the Los Angeles basin. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to this community and is becoming increasingly uncommon in Southern California due to habitat destruction. The National Audubon Society and others have expressed concern for its welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. It requires clean, free-flowing perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural stream course and vegetation slow heavy runoff during the rainy season, decrease destruction and siltation of habitat in downstream areas and provide habitat for migration between populations.

SANTA FE DAM FLOODPLAIN

SEA NO. 22

The floodplain behind Santa Fe Dam supports one of the last examples of a vegetative type that was once commonly found on the numerous river outwashes of the Los Angeles Basin. The arroyo community found here is composed of scattered shrubs that have become adapted to the rugged shifting substrate. The community has suffered heavy losses through flood control projects and urbanization, making this area increasingly important as a specimen of a once common community. Due to its geographical situation, the value of this area is even greater than might otherwise be expected. It has an undeveloped, unobstructed corridor of natural vegetation connecting it to the San Gabriel Mountains. This allows wildlife to migrate between the areas. As a result, wildlife communities are in good condition and represent a full complement of species characteristic of this community type. This includes golden eagle and white-tailed kite, both of which are fully protected by the California Department of Fish and Game. Many of these species are becoming increasingly difficult to find near the Los Angeles metropolitan area.

SANTA SUSANA MOUNTAINS

SEA NO. 20

The Santa Susana Mountains are one of several relatively small ridges that form the western end of the transverse ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are part of this system and form a barrier that shields the interior ridges from the influences of moist marine air, thus causing them to be drier. The vegetation consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes and valleys of riparian and oak woodland. The oak woodland habitat is extremely diverse, supporting six species of oaks. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. dumosa*), interior live oak (*Q. wislizenii*), and Dunn's oak (*Q. dunni*). The latter species is known only from this area in Los Angeles County.

The Santa Susana Mountains are the main representative of these small dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. As urban growth continues in the San Fernando and Simi Valleys and the Saugus-Newhall area, these mountains will become isolated from surrounding natural areas. As this occurs, it will become an important corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains, via the Simi Hills.

SANTA SUSANA PASS

SEA NO. 21

Hemizonia minthornii, the Santa Susana tarweed, is known only from the Santa Susana Pass. For this reason it has been placed on the federal endangered species list. Six populations have been recorded on these rocky chaparral covered hillsides, four of them in Los Angeles County.

In addition to supporting this endangered species, the Santa Susana Pass is an important wildlife migration route. As urbanization continues in the San Fernando and Simi Valleys, the Simi Hills and Santa Susana Mountains are becoming isolated from each other. The pass however, remains in a relatively natural state and serves as a corridor for gene flow and species movement.

SIMI HILLS*SEA NO. 14*

This area contains relatively undisturbed representative examples of most of the biotic communities found in the Simi Hills. Habitats include chaparral, coastal sage scrub, southern oak woodland and riparian woodland. While all of these are relatively common in Los Angeles County, this is one of two areas which include the cismontane associations of these communities in the western edge of the County.

The area also serves as a buffer and wildlife corridor to move between the reservoir and the undeveloped portions of the Simi Hills in Ventura County. Genetic exchange and replenishment of native populations in the Chatsworth Reservoir area are important considerations here.

SYCAMORE AND TURNBULL CANYONS*SEA NO. 44*

These canyons and adjacent ridges possess one of the finest undisturbed examples of natural vegetation remaining in the Puente Hills. In addition, Sycamore Canyon contains a stream that usually flows year-round, and supports one of the best examples of riparian woodland found in the region.

A variety of plant communities is found in the area including riparian woodland, oak woodland, coastal sage scrub and chaparral. The lush riparian vegetation provides food, nesting sites and cover for many animals. The surrounding undisturbed vegetation is extensive enough to enable uncommon species like deer, coyote, bobcat and badger to frequent the area.

TEHACHAPI FOOTHILLS*SEA NO. 59*

The grassy, south-facing slopes of these hills are one of the best foothill wildflower sites in Southern California. In addition, the area is located at the junction of the Mojave Desert, the transverse ranges and the Tehachapi Mountains and possesses floral and faunal components from each region. As a result, the area is extremely diverse and contains many unique ecological relationships of scientific value.

The herbland vegetation of the area consists primarily of herbs and forbs. Characteristic plant species include buttercup, poppy, owl's clover and many species of sunflowers. Spectacular wildflower displays are common here.

Several other plant communities are found in the area. These include chaparral, riparian woodland, foothill woodland, southern oak woodland and valley grassland. This variety of habitats and the overlap of mountain and desert influences make the area very valuable.

TEMESCAL-RUSTIC-SULLIVAN CANYONS*SEA NO. 11*

These canyons are representative samples of the dry chaparral and coastal sage scrub plant communities found in the interior canyons of the Santa Monica Mountains. The riparian communities in the canyon bottoms are more open and do not support a dense understory growth. Wildlife in these canyons is typical of that found in these communities throughout the coastal ranges of Southern California. Deer, coyote, mountain lion, hawks, eagles and owls are the larger species that comprise this type of fauna.

These canyons were chosen for Class 7 because they are contiguous, self-contained watersheds that are large enough in size to support representatives samples of native flora and fauna. They are relatively undisturbed and are the last major pieces of habitat in the Santa Monica Mountains before reaching the dense urban development to the east. This area would serve as a corridor for any gene flow and species movement that may take place between the Santa Monica and San Gabriel Mountains via the Hollywood Hills, Griffith Park and the Verdugo Mountains.

TERMINAL ISLAND*SEA NO. 33*

The California least tern (*Sterna albifrons brownii*) nests at this locality. This species is found along the Southern California coast from April to September and breeds in flat sandy areas lacking vegetation. It must be free from disturbances and near an estuary with a good supply of small fish. This type of habitat was once common along the coast of Southern California, but has nearly disappeared as estuaries have been filled and channelized and sandy beaches have become a favorite Southern California recreation area. For these reasons this species has been placed on the state and federal endangered species list. Nesting populations are found from San Francisco Bay south, with the majority being found in Orange and San Diego counties. In Los Angeles County, nesting colonies have been found irregularly at scattered localities with populations breeding regularly on Terminal Island and at Ballona Creek.

TONNER CANYON/CHINO HILLS*SEA NO. 15*

Tonner Canyon is one of three areas in the hilly region of eastern Los Angeles County that still support a relatively undisturbed stand of southern oak woodland, chaparral, coastal sage scrub, riparian woodland complex that was once common there. The remainder of this vegetative type has been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making it one of the most rapidly disappearing habitat types. These three areas were chosen to serve as representative samples of this once widespread community.

The vegetation in Tonner Canyon is in good condition and supports heavily forested areas of California walnut. This species, uncommon outside Los Angeles and Ventura Counties, has one of its major populations in this portion of Los Angeles County. Tonner Canyon, being of sufficient size and in close enough proximity to the other recommended areas in this region, should be able to continue to support relatively healthy animal populations if preserved. This probability is increased by the presence of a riparian woodland and an intermittent stream in the canyon bottom.

TUJUNGA VALLEY/HANSEN DAM

SEA NO. 24

The Tujunga Valley/Hansen Dam area possesses several important features. The floodplain behind the dam supports one of the last examples of the open coastal sage scrub vegetation that was once found in the numerous arroyos of the Los Angeles basin. Portions of the river bottom have surface moisture and support small pockets of fresh water marsh, another limited resource in Los Angeles County. The remainder of the arroyo and surrounding hillsides are dry and support several species of plants that are otherwise found only on the desert slopes of the San Gabriel Mountains. Populations of Nevin's barberry (*Berberis nevinii*) and slender-horned chorizanthe (*Chorizanthe leptoceras*) have been found in the wash. Both species are extremely limited in distribution and have been placed on the federal rare and endangered species list.

The area southwest of the dam is used as a spreading ground. This has created several fresh water marsh areas that are used by marsh birds, migratory waterfowl and shore birds. The area is also valuable as a wildlife corridor. The vegetation in the Tujunga Valley runs nearly uninterrupted from the foot of the Verdugo Mountains well up into the San Gabriel Mountains.

TUNA CANYON

SEA NO. 10

Tuna and Pena Canyons are the last drainages in the central and eastern Santa Monica Mountains that have not sustained development either in the watershed or between the canyon mouth and the coast. A year-round stream is present in Tuna Canyon. This resource in itself is limited in distribution in the Santa Monica Mountains and most of Southern California. Due to this feature and its coastal exposure, the riparian woodland in the canyon bottom is in excellent health and supports healthy wildlife populations. Animals utilize the stream as a water source and forage in the chaparral and coastal sage scrub on adjacent hillsides.

The combined qualities of healthy vegetation, riparian woodland, surface moisture, no development and an unobstructed opening to the coast are unique in the western Santa Monica Mountains and have caused the canyons to become an important area to migratory bird species. In addition to migratory songbirds, waterfowl have been seen in the canyon during migration.

UPPER LA SIERRA CANYON**SEA NO. 4**

Upper La Sierra Canyon contains an unusually rich and diverse stand of canyon flora including the Santa Monica Mountain live-forever (*Dudleya cymosa marcesens*), an officially endangered plant species. The creek dogwood (*Cornus glabrata*), which is only found at one other site in the County, is abundant. The giant chain fern (*Woodwardia fimbriate*), which normally reaches heights of 5½ to 6½ feet, is 8 to 9 feet tall at this locality. This species is only found at four other localities in the Santa Monica Mountains but nowhere else is it as easily accessible. The Humbolt lily (*Lilium humboltii*) also reaches heights of nine feet at this locality. Accompanying this unusual stand of canyon vegetation is a healthy woodland community. Big-leaf maple (*Acer macrophyllum*) reaches heights of 60 feet, surrounded by dense stands of coast live oak (*Quercus agrifolia*) and California laurel (*Umbellularia californica*). This dense aggregation of uncommon species makes the area genuinely unique.

VALLEY OAKS SAVANNAH, NEWHALL**SEA NO. 64**

This area contains one of the last remaining stands of valley oak (*Quercus lobata*) in the Santa Clarita Valley. The site consists of such specimens scattered over the southerly 75% of the site. While the trees generally appear to be healthy, there is little evidence of new trees on the property, which raises questions about their ability to reproduce.

The northerly 25% of the site consists of a mixture of plants from the coastal sage scrub and chaparral communities typical of those found in the Santa Clarita Valley. The entire area is the habitat of coyote, deer and other animal life.

VERDUGO MOUNTAINS**SEA NO. 40**

The Verdugo Mountains are an extensive, relatively undisturbed island of natural vegetation in an urbanized metropolitan area. Their geographic location makes them important for scientific study, genetic interchange between otherwise isolated populations and recreation to urban residents.

Chaparral and coastal sage scrub cover the hillsides of the mountains, with riparian vegetation (including California bay, sycamore, ferns and tiger lilies) found in many of the stream drainages. These plant communities provide habitat essential to the diverse and abundant fauna found in the area.

The area serves as an island refuge, providing what remains of a link between plant and animal populations found in the Santa Monica and San Gabriel Mountains. Genetic interchange, by way of this linkage is important in perpetuating the genetic variability in isolated populations and consequently the maintenance of healthy ecosystems.

The proximity of the mountains to urban areas provides an excellent opportunity to study the interaction between wild animal populations and humans. The area has already been used for studies concerned with public health.

WAY HILL*SEA NO. 18*

Way Hill supports a population of *Dudleya multicaulis*, the many-stemmed dudleya. This plant species is recognized as endangered by the U.S. Fish and Wildlife Service and as such is protected by federal law. It is restricted to dry stony places below 2000 feet in the coastal sage scrub and chaparral communities of Los Angeles, San Bernardino, Riverside, Orange and San Diego Counties.

WHITTIER NARROWS*SEA NO. 42*

The Whittier Narrows Dam County Recreation Area contains an extensive area of excellent lowland riparian and freshwater marsh habitat, most of which has been set aside as a wildlife refuge. A nature center with excellent educational and interpretive facilities has been established on the property and successful habitat restoration and management programs have been implemented.

The area is located in the southern San Gabriel Valley along the San Gabriel and Rio Hondo Rivers. The area is a low flood plain with a high water table and rich soils. The adjacent portions of the San Gabriel River and most of the Rio Hondo remain in a fairly natural state, supporting impressive stream-side vegetation of willows, sycamores, cottonwoods and mule fat. In addition, there are several lakes in the area which support freshwater marsh vegetation. Many of these habitat areas are protected within the nature center boundaries.

The area provides habitat for a very rich and diverse vertebrate fauna, including 24 species of mammals, 240 species of birds, 8 reptiles, 4 amphibians and several fish. Many of these are restricted to riparian and freshwater marsh habitats and are uncommon in Los Angeles County.

The nature center provides educational and interpretive programs with a nature trail system, museum and tours for school children. It also includes a habitat restoration program where replantings with natives and reintroduction of wildlife are reestablishing a natural balance in areas previously affected by man.

ZUMA CANYON

SEA NO. 3

Zuma Canyon is one of the last major drainages in the Santa Monica Mountains that have a year-round stream and remain in an undeveloped, unroaded condition. The upper ridges are dry and support coastal sage scrub. This blends into chaparral on the lower, steeper, shaded slopes. The canyon bottom has a rich riparian community that is more extensive and in better condition than neighboring canyons. This is due in part to the difficulty of public access but primarily to the presence of a perennial stream. The stream supports abundant wildlife populations, including amphibians and birds that are dependent on surface moisture, a very limited resource in all of Southern California. Deer and other large mammals utilize it as a water source and mountain lions have been sighted in the canyon.

The officially endangered plant, *Pentachaeta lyonii*, occurs in the area.

TECHNICAL SUPPLEMENT F

GENERAL BIBLIOGRAPHY

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